

Enterprise Town Advisory Board

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

December 11, 2019
6:00 p.m. |

AGENDA

NOTE:

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

Board Members: Jenna Waltho – Chair
Rachel Pinkston
Kendal Weisenmiller |

Barris Kaiser – Vice Chair
David Chestnut

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions |
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes November 26, 2019 (For possible action) |

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

IV. Approval of Agenda for December 11, 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)
 - Open House regarding the Enterprise Land Use Plan Update is scheduled for Thursday January 9, 2020 from 4:00pm – 7:00 pm at the Windmill Library, 7060 West Windmill Lane.

VI. Planning & Zoning

1. **SC-19-0869-ST ROSE PARCEL LLC:**
STREET NAME CHANGE to change the name of Parvin Street to Grand Mosaic Street between Bruner Avenue and St. Rose Parkway. Generally located on the north side of St Rose Parkway and the west side of Las Vegas Boulevard within Enterprise. MN/dm/jd (For possible action) 12/17/19 PC
2. **WS-19-0857-A M H NV4 DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative residential driveway geometrics for a proposed single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Jones Boulevard and Pyle Avenue within Enterprise. JJ/sd/ja (For possible action) 12/17/19 PC
3. **ET-19-400147 (VS-0133-17)-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment) within Enterprise (description on file). MN/bb/jd (For possible action) 12/18/19 BCC
4. **WS-19-0845-KULAR, GURDEV SINGH:**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEWS for the following: 1) site lighting; and 2) changes and additions to a previously approved shopping center on 3.9 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Gomer Road and Fort Apache Road within Enterprise. JJ/rk/jd (For possible action) 12/18/19 BCC
5. **NZC-19-0881-JENSEN PETER L & SHERRY A:**
ZONE CHANGE to reclassify 2.0 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
USE PERMIT to reduce the separation from a vehicle maintenance facility to a residential use.
DESIGN REVIEWS for the following: 1) restaurant buildings with drive-thru lanes; 2) retail building; and 3) vehicle maintenance facility on 2.0 acres. Generally located on the south side of Silverado Ranch Boulevard and 320 feet west of Arville Street within Enterprise (description on file). JJ/md/jd (For possible action) 01/07/20 PC

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

6. **UC-19-0890-BECKERLE, ANTHONY & PATRICIA:**
USE PERMIT to allow an existing accessory structure (metal garage) that is not architecturally compatible with the principal residence.
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback of an existing accessory structure in conjunction with an existing single family residence on a portion of 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Valley View Boulevard, 125 feet north of Mardon Avenue within Enterprise. MN/jor/jd (For possible action) **01/07/20 PC**

7. **VS-19-0879-SCHIARETTI ANTHONY MICHAEL:**
VACATE AND ABANDON easement of interest to Clark County located between Lindell Road and Jones Boulevard and between Silverado Ranch Boulevard and Richmar Avenue within Enterprise (description on file). JJ/sd/jd (For possible action) **01/07/20 PC**

8. **VS-19-0884-MIYAMORI SEIKO & ETSUKO:**
VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Fairfield Avenue, and between Mesa Verde Lane and Santoli Avenue (alignment), and portion of a right-of-way being Bermuda Road located between Mesa Verde Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/rk/jd (For possible action) **01/07/20 PC**

9. **WS-19-0883-BOSKEY BEAU & BRIDENSTINE ELLEN L:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family residence on 0.2 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the southwest corner of Seacraft Way and Pan Pacific Road within Enterprise. MN/lm/jd (For possible action) **01/07/20 PC**

10. **ET-19-400151 (ZC-1313-02)-USA:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 50.0 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone for a future high school. Generally located on the north side of Cactus Avenue, approximately 630 feet west of Buffalo Drive within Enterprise (description on file). JJ/bb/jd (For possible action) **01/08/20 BCC**

11. **TM-19-500210-USA:**
HOLDOVER TENTATIVE MAP consisting of 22 single family residential lots on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise. JJ/jor/jd (For possible action) **01/08/20 BCC**

12. **TM-19-500238-GAMEDAY, LLC; CFT LANDS, LLC; & HLI, LLC:**
TENTATIVE MAP consisting of 222 residential lots and common lots on 45.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Jones Boulevard and the north and south sides of Frias Avenue (alignment) within Enterprise. JJ/jt/jd (For possible action) **01/08/20 BCC**

13. **TM-19-500243-CORTNEY MARY A:**
TENTATIVE MAP consisting of 35 residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Frias Avenue and the west side of Arville Street within Enterprise. JJ/jt/jd (For possible action) **01/08/20 BCC**

14. **UC-19-0581-LODGE AT BLUE DIAMOND LAND, LLC:**
USE PERMIT to reduce the separation from a proposed on-premises consumption of alcohol establishment (tavern) and a residential use.
DESIGN REVIEWS for the following: **1)** proposed tavern redesign; and **2)** increased finished grade for a tavern on 1.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road, 350 feet west of Chieftain Street (alignment) within Enterprise. JJ/lm/jd (For possible action) **01/08/20 BCC**
15. **VS-19-0796-USA:**
HOLDOVER VACATE AND ABANDON an easement of interest to Clark County located between Jerlyn Street and Monte Cristo Way and between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/jor/jd (For possible action) **01/08/20 BCC**
16. **VS-19-0889-GAMEDAY, LLC, CFT LANDS, LLC, & HLI, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Cascadia Creek Street (alignment), and between Haleh Avenue (alignment) and Frias Avenue (alignment) and a portion of a right-of-way being Jones Boulevard located between Haleh Avenue (alignment) and Frias Avenue (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action) **01/08/20 BCC**
17. **VS-19-0895-CFT LANDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue (alignment) and Rush Avenue (alignment), and between Cameron Street and Arville Street (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action) **01/08/20 BCC**
18. **WC-19-400130 (ZC-1020-04)-LODGE AT BLUE DIAMOND LAND, LLC:**
WAIVER OF CONDITIONS of a zone change (ZC-1020-04) requiring right-of-way dedication of 30 feet for Tee Pee Lane. Generally located on the north side of Blue Diamond Road, 350 feet west of Chieftain Street (alignment) within Enterprise. JJ/lm/jd (For possible action) **01/08/20 BCC**
19. **WS-19-0784-USA:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area (previously not notified); 2) off-site improvements (streetlights and sidewalks) (previously not notified); and 3) street geometrics (previously not notified).
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** increase finished grade in conjunction with a proposed single family residential development on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise. JJ/jor/jd (For possible action) **01/08/20 BCC**
20. **WS-19-0844-BOUQUET, INC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate screening requirements.
DESIGN REVIEW for modifications to an approved convenience store with a gasoline station and vehicle wash on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Cactus Avenue and Dean Martin Drive within Enterprise. JJ/sd/jd (For possible action) **01/08/20 BCC**

21. **ZC-19-0850-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 7.5 acres from R-E (Rural Estates Residential) Zone to H-1 (Limited Resort and Apartment) Zone.
USE PERMITS for the following: 1) temporary parking lot; and 2) waive conditions for temporary outdoor events (tailgating).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping; 2) waive parking lot design standards; 3) cross access; 4) required trash enclosure; 5) allow modified driveway design standards; and 6) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW for a temporary parking lot on 19.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Windy Street and the south side of Arby Avenue within Enterprise (description on file). MN/pb/ja (For possible action) **01/08/20 BCC**
22. **ZC-19-0891-CFT LANDS, LLC:**
ZONE CHANGE to reclassify 45.7 acres from R-E (Rural Estates Residential) Zone, R-2 (Medium Density Residential) Zone, and R-3 (Multiple Family Residential) Zone to R-2 (Medium Density Residential) Zone.
USE PERMIT for a high impact project.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase wall height; and 3) reduce street intersection off-set.
DESIGN REVIEW for a single family residential development on 29.8 acres in a R-2 (Medium Density Residential) Zone. Generally located on the east side of Jones Boulevard and the north and south sides of Frias Avenue (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action) **01/08/20 BCC**
23. **ZC-19-0896-CORTNEY, MARY A. & CFT LANDS, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS increase wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) increased finished grade on 5.0 acres. Generally located on the south side of Frias Avenue (alignment) and the west side of Arville Street (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action) **01/08/20 BCC**

VII. General Business

- 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: January 2, 2020 at 6:00p.m.

X. Adjournment

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

Windmill Library -7060 W. Windmill Lane

Einstein Bros Bagels- 3837 Blue Diamond Rd.

Enterprise Library- 25 E. Shelbourne Ave.

Whole Foods Market- 6689 Las Vegas Blvd

<https://notice.nv.gov/>

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



Enterprise Town Advisory Board

November 26, 2019

MINUTES

Board Members:	Jenna Waltho, Chair - PRESENT Rachel Pinkston PRESENT Kendal Weisenmiller EXCUSED	Barris Kaiser, Vice Chair PRESENT David Chestnut PRESENT
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Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com

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

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

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

Jared Tasko, 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 November 13, 2019 Minutes (For possible action)

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

IV. Approval of Agenda for November 26, 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:

3. WS-19-0857-A M H NV4 DEVELOPMENT, LLC: Applicant requested **HOLD** to Enterprise TAB meeting on December 11, 2019.

12. WS-19-0845-KULAR, GURDEV SINGH: Applicant requested **HOLD** to Enterprise TAB

meeting on December 11, 2019.

Related applications:

5. TM-19-500229-USA:
7. VS-19-0871-USA:
13. ZC-19-0870-USA:

6. TM-19-500231-SDIPS W3, LLC:
8. VS-19-0876-SDIPS W3, LLC:
11. WC-19-400150 (ZC-18-0864)-SDIPS W3, LLC:
14. ZC-19-0875-SDIPS W3, LLC:

V. Informational Items

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

FAA seeks public input on Las Vegas Metroplex Project.
The FAA proposes to address the inefficiencies by implementing new routes that are more direct, automatically separated from each other, and have efficient climb and descent profiles.

December 12, 2019

4:45 p.m. – 7:15 p.m.

Windmill Library – Meeting Room

7060 Windmill Lane, Las Vegas, NV 89113

2. Receive update from Clark County Community Planning staff regarding upcoming Land Use Update process and schedule for hearings (for discussion).

- The final Open House will be January 9, 2020, 4pm-7pm at the Windmill Library
- December 31, 2019 last day for change request
- Approximately 65 change requests received so far (not including staff clean-ups)
- TAB hearings will be held in March separate from regular TAB meetings at the Windmill Library
- Tentative dates being held are March 4, 2020 and March 5, 2020
- Hide original message
- Will determine if two nights are needed once all change requests have been received
- Planning Commission hearings will be held in April 2020 and BCC hearing in May 2020
- Need a method for the comments received to be available to the TAB members
- Planning Commission hearings will be held in April 2020 and BCC hearing in May 2020
- Concerns were expressed regarding the current rules on changes to land use by the TAB and public
- Can the TAB recommend changes on land not request by the land owner to help prevent incompatible uses?
- Some feel the land use planning is becoming too technical, maybe too similar to zoning not planning
- Community Planning is willing to meet with the TAB again with further information

VI. Planning & Zoning

1. **NZC-19-0835-TRAJAN HOLDINGS LLC:**
ZONE CHANGE to reclassify a 7.4 acre portion of a 25.0 acre parcel from R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive screening and buffering requirements; **2)** reduce setbacks for a proposed structure (security fence); **3)** reduce setbacks from rights-of-way for a proposed structure (security fence); and **4)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for the expansion of an approved semi-truck and trailer parking facility with employee parking lot. Generally located on the north side of Richmar Avenue (alignment), 340 feet west of Redwood Street within Enterprise (description on file). JJ/al/jd (For possible action) **12/03/19 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning condition:

CHANGE Current planning Bullet # 2 to read:

- 5 years to review Waiver of Development Standards #s 1, 2, 3 and 4.

ADD Current Planning condition:

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

Per staff if approved conditions.

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

2. **VS-19-0858-GREEN LEAF VOLARE LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Polaris Avenue and Dean Martin Drive, and between Irvin Avenue and Conn Avenue (alignment) within Enterprise (description on file). JJ/tk/jd (For possible action) **12/17/19 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

3. **WS-19-0857-A M H NV4 DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative residential driveway geometrics for a proposed single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Jones Boulevard and Pyle Avenue within Enterprise. JJ/sd/ja (For possible action) **12/17/19 PC**

Applicant requested **HOLD** to Enterprise TAB meeting on December 11, 2019.

4. **ET-19-400147 (VS-0133-17)-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment) within Enterprise (description on file). MN/bb/jd (For possible action) **12/18/19 BCC**

Motion by Jenna Waltho

Action: **APPROVE: HOLD** to December 11, 2019 Enterprise TAB meeting, the applicant was a no show.

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

5. **TM-19-500229-USA:**
TENTATIVE MAP for a residential subdivision consisting of 73 lots and common lots on 10.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue and the west side of Torrey Pines Drive within Enterprise. JJ/pb/jd (For possible action) **12/18/19 BCC**

Motion by Barris Kaiser

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

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

6. **TM-19-500231-SDIPS W3, LLC:**
TENTATIVE MAP single family residential consisting of 95 lots and common lots on 17.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Haven Street and the north and south sides of Pyle Avenue within Enterprise. MN/pb/jd (For possible action) **12/18/19 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

7. **VS-19-0871-USA:**
VACATE AND ABANDON easements of interest to Clark County between Cactus Avenue and Levi Avenue and between Torrey Pines Drive and Verona Wood Street within Enterprise (description on file). JJ/pb/jd (For possible action) **12/18/19 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

8. **VS-19-0876-SDIPS W3, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road, and between Jo Rae Avenue (alignment) and Fraix Avenue (alignment) and portions of a right-of-way being Rancho Destino Road located between Jo Rae Avenue and Pyle Avenue and being Pyle Avenue between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/pb/jd (For possible action) **12/18/19 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

9. **WC-19-400146 (ZC-0598-15)-PN II, INC:**
WAIVERS OF CONDITIONS of a zone change requiring 1) no more than 16 percent of homes to be 3 story; and 2) no more than 3, three story homes along the eastern property boundary. Generally located on the east side of Rainbow Boulevard and the south side of Cougar Avenue within Enterprise. JJ/tk/jd (For possible action) **12/18/19 BCC**

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

10. **WC-19-400149 (ZC-0578-13)-PN II INC:**
WAIVER OF CONDITION of a zone change requiring no 3 story homes. Generally located on the east side of Rainbow Boulevard and the north side of Torino Avenue within Enterprise. JJ/tk/jd (For possible action) **12/18/19 BCC**

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

11. **WC-19-400150 (ZC-18-0864)-SDIPS W3, LLC:**
WAIVERS OF CONDITIONS for a zone change requiring the following: 1) relocate entrance at the south of Pyle Avenue to Haven Street; 2) full off-site improvements; and 3) Rancho Destino Road to be built to rural street standards in conjunction with a previously approved single family residential development on 14.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Haven Street and the north and south sides of Pyle Avenue within Enterprise. MN/pb/ja (For possible action) **12/18/19 BCC**

Motion by David Chestnut
Action:
APPROVE Waiver of Conditions #s 1 and 3.
WITHDRAWN: Waiver of Conditions # 2 withdrawn by the applicant.
Per staff approved conditions.
Motion **PASSED** (4-0) /Unanimous

12. **WS-19-0845-KULAR, GURDEV SINGH:**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards. **DESIGN REVIEWS** for the following: 1) site lighting; and 2) changes and additions to a previously approved shopping center on 3.9 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Gomer Road and Fort Apache Road within Enterprise. JJ/rk/jd (For possible action) **12/18/19 BCC**

Applicant requested **HOLD** to Enterprise TAB meeting on December 11, 2019.

13. **ZC-19-0870-USA:**
ZONE CHANGE to reclassify 10.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce the street intersection off-set; and 3) modified standards for a security gate. **DESIGN REVIEWS** for the following: 1) a single family residential development; 2) hammerhead street design; and 3) increased finished grade. Generally located on the south side of Cactus Avenue and the west side of Torrey Pines Drive within Enterprise (description on file). JJ/pb/jd (For possible action) **12/18/19 BCC**

Motion by Barris Kaiser

Action:

APPROVE: Zone Change.

APPROVE: Waiver of Development Standards.

APPROVE: Design Reviews #s 1 and 3.

WITHDRAWN: Design Review # 2 withdrawn by the applicant.

Per staff if approved conditions.

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

14. **ZC-19-0875-SDIPS W3, LLC:**

ZONE CHANGE to reclassify 2.3 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and **3)** allow non-standard street improvements.

DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade on 17.1 acres. Generally located on the east side of Haven Street and the north and south sides of Pyle Avenue within Enterprise (description on file). MN/pb/jd (For possible action) **12/18/19 BCC**

Motion by David Chestnut

Action:

APPROVE: Zone Change.

APPROVE: Waiver of Development Standards #s 1, 2b, and 3.

WITHDRAWN: Waiver of Standards # 2a withdrawn by the applicant.

APPROVE: Design Reviews.

ADD Current planning condition:

- Any wall over 9 ft high along public streets to be terraced and landscaped.
- Provide an asphalt path along Rancho Destino Rd.

CHANGE Public Works – Development Review bullet # 5 to read:

- Off-site improvements on Rancho Road *and Haven Street* shall, at a minimum, consist of full width paving, curb, and gutter.

Per staff if approved conditions.

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

VII. General Business:

- None

VIII. Public Comment:

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

- A resident asked about how to become a TAB member.

IX. Next Meeting Date

The next regular meeting will be December 11, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 8:34p.m.

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

DRAFT

12/17/19 PC AGENDA SHEET

1

STREET NAME CHANGE
(TITLE 30)

PARVIN ST/BRUNER AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-19-0869-ST ROSE PARCEL LLC:

STREET NAME CHANGE to change the name of Parvin Street to Grand Mosaic Street between Bruner Avenue and St. Rose Parkway.

Generally located on the north side of St. Rose Parkway and the west side of Las Vegas Boulevard within Enterprise. MN/dm/jd (For possible action)

RELATED INFORMATION:

APN:
191-08-510-004 through 191-08-510-007; 191-08-510-009, 191-08-611-001

STREET NAME CHANGE:

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2705 W. Bruner Ave (grading)
- Project Type: Street name change

Applicant's Justification

The applicant is requesting to change the name of an existing alignment from Parvin Street to Grand Mosaic Street. The proposed street name change is in conjunction with a new condominium project under construction on the parcels abutting the alignment.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist; Public Facilities	R-E	Undeveloped
South	Commercial Tourist; City of Henderson	C-2	Undeveloped
East	Commercial Tourist	H-1	Undeveloped
West	I 15	n/a	I 15

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The Parvin Street alignment currently has small segments of dedication that do not connect to make a continuous street. This street name change application is to change the segment of Parvin Street that is under construction in conjunction with a new condominium project between Bruner Avenue and St. Rose Parkway. This segment of Parvin Street is off-set from the existing Parvin Street alignment north of Bruner Avenue and does not intersect with the Parvin Street alignment south of St. Rose Parkway. The off-set alignment guidelines found in Title 30, Appendix A, state, "When a major street (right-of-way over 60 feet in width) changes its alignment at an intersection by no more than 150 feet, it shall take on the name of the original alignment...". Parvin Street right-of-way is not over 60 feet in width, and based on the off-set measurement from the centerline of Parvin Street south of Bruner Avenue, and the centerline of the Parvin Street alignment north of Bruner Avenue, there is roughly a distance of 180 feet. Approving the street name change for this segment of Parvin Street to Grand Mosaic Street between Bruner Avenue and St. Rose Parkway is consistent with the Las Vegas Valley Street Naming and Address Assignment Policy. The City of Las Vegas Combined Fire Communication Center has also recommended 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

- Subject to the street name being Grand Mosaic Street.
- Applicant is advised that they are responsible for the installation of street signs per Public Works requirements.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THM ENTERPRISES, INC.

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD. SUITE
100, LAS VEGAS, NV 89118**

DRAFT



LAND USE APPLICATION

1A

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 checked="" 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>10/31/19</u> PLANNER ASSIGNED: <u>DMN</u> ACCEPTED BY: <u>Denna</u> FEE: <u>\$400</u> CHECK #: <u>3003-0010325</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>MDD1</u> PUBLIC HEARING? <input checked="" type="checkbox"/> / <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>SC-19-0869</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11/26</u> TIME: <u>6pm</u> PC MEETING DATE: <u>12/17/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>Ø</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Touchstone St. Rose LLC</u> ADDRESS: <u>9205 W. Russell Rd. Suite 235</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-929-3131</u> FAX: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>dmanning@touchstonelivi</u>	
	APPLICANT NAME: <u>THM Enterprises Inc.</u> ADDRESS: <u>9205 W. Russell Rd. Suite 235</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-929-3131</u> FAX: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>dmanning@touchstonelivi</u>	
	CORRESPONDENT NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> FAX: <u>702-362-5233</u> CELL: <u>N/A</u> E-MAIL: <u>elishas@taneycorp.com</u>	

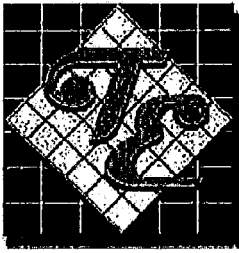
ASSESSOR'S PARCEL NUMBER(S): 191-08-510-005, 004, 007, 009 & 191-08-611-001
 PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd. & St. Rose Pkwy.
 PROJECT DESCRIPTION: Multifamily Residential Subdivision

(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)* [Signature] Property Owner (Print) Dustin Manning
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 10/1/2019 (DATE)
 By DUSTIN MANNING
 NOTARY PUBLIC: [Signature]


 AUDREY J CARRIZZO
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. No. 98-3468-1
 MY APPT. EXPIRES APRIL 21, 2022

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



TANEY ENGINEERING

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

October 22, 2019

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

**Re: Las Vegas Blvd. & St. Rose Phase 1 and Model Phase – Street Name Change
191-08-510-005**

To Whom It May Concern:

Taney Engineering is submitting this justification letter for the street name changes on behalf of our client Touchstone St Rose, LLC, for our project located off St. Rose Parkway and I-15 entitled Las Vegas Blvd. & St. Rose Phase 1 and Model Phase. The APN is 191-08-510-005.

Touchstone St. Rose, LLC, has requested the listed recorded street name for the project be changed as follows:

From:
Parvin

To:
Grand Mosaic

Respectfully,

Elisha Scrogum; Project Coordinator
TANEY ENGINEERING

SC-19-0869
CIVIL
ENGINEERING

Suffix to remain the same. On

12/17/19 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

JONES BLVD/PYLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0857-A M H NV4 DEVELOPMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative residential driveway geometrics for a proposed single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Jones Boulevard and Pyle Avenue within Enterprise. JJ/sd/ja (For possible action)

RELATED INFORMATION:

APN:
176-26-701-006

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the separation for a driveway to the back of curb radius for a street intersection to 4.5 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 63% reduction).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 30
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 4,003/4,842
- Project Type: Single family residential

Site Plans

The approved plans depict 30 single family residential lots and 1 common lot on 5 acres located on the northwest corner of Haleh Avenue and Jones Boulevard. The density of the residential subdivision is 6 dwelling units per acre. Detached sidewalks are located along Pyle Avenue and Jones Boulevard and attached sidewalks are located along Haleh Avenue and Sweet Woodruff

Drive. The internal private streets connect from Sweet Woodruff Drive and terminate in a hammerhead design adjacent to Lots 6, 7, 18, and 19.

Six lots (Lots 25, 26, 27, 28, 29 & 30) will have direct access to Haleh Avenue and a proposed reduced separation for a residential driveway to the back of curb radius for a street intersection is proposed for lot 25 of the subdivision, which is adjacent to Sweet Woodruff Drive. The reduction will be to allow for 4.5 feet, where a minimum of 12 feet is required per Uniform Standard Drawing 222.

Landscaping

The plans depict a 15 foot wide street landscape area with a detached sidewalk along Jones Boulevard and Pyle Avenue.

Elevations

The plans show three, 2 story, up to 35 feet high, single family detached residential models. Each model has potential variations including covered porches and building pop-outs. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the request is appropriate and compatible with the developed parcels in the area and has provided examples. The waiver of development standards for the reduced driveway separation is justified because of the low traffic volume and that many other residential properties have driveways fronting Haleh Avenue with several having driveways less than the 12 feet required at intersection off-set.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500235	30 lot subdivision	Approved by PC	February 2019
NZC-18-0835	Reclassified from R-E to R-2 zoning with a waiver of development standards for street intersection off-set and design review for 30 lot subdivision and hammerhead street design	Approved by BCC	January 2019
VS-18-0839	Vacate and abandon easements	Approved by BCC	January 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Suburban (up to 8 du/ac) & Residential High (8 to 18 du/ac)	R-2 & R-3	Undeveloped
South & West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Public Works - Development Review

With the original land use applications in 2018, the applicant was advised that Lot 25, the subject lot for this waiver request, was not large enough to accommodate a driveway while meeting the required separations from the property lines and spandrel. Sufficient time was provided for the applicant to resolve the issue at that time by making the lot wide enough to meet the standards. The applicant was instructed that if changes were not made and the overall plans for the site were approved, that the non-compliant lot would still need to be fixed in the future and that the fact that the subdivision layout was approved was not a basis for a future waiver request because their plan did not comply with County standards at the time. The applicant can still rectify this problem by redesigning some lots to ensure enough width is provided to meet the standards. Staff cannot support this request.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, 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 2 years of approval date or it will expire.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

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

DRAFT



LAND USE APPLICATION

2A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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>10/29/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$475.00/00</u> CHECK #: <u>25877</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <u>(Y) N</u> TRAILS? <u>(Y) N</u> PFNA? <u>(Y) N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0857</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11/26</u> TIME: <u>6 PM</u> PC MEETING DATE: <u>12/17/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>C-G</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y / N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>AMH NV4 Development, LLC</u> ADDRESS: <u>30601 Agoura Road, Suite 200</u> CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u> TELEPHONE: <u>702-960-1575</u> CELL: <u>702-292-1733</u> E-MAIL: <u>tkolstad@ah4r.com</u>	
	APPLICANT NAME: <u>AMH Development West GC, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-960-1575</u> CELL: <u>702-292-1733</u> E-MAIL: <u>tkolstad@ah4r.com</u> REF CONTACT ID #: <u>183178</u>	
CORRESPONDENT NAME: <u>Taney Engineering Attn: Janna Felipe</u> ADDRESS: <u>6030 South Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>702-362-8844</u> E-MAIL: <u>Jannaf@taneycorp.com</u> REF CONTACT ID #: <u>(186713)</u>		

ASSESSOR'S PARCEL NUMBER(S): 176-26-701-006

PROPERTY ADDRESS and/or CROSS STREETS: Jones and Pyle

PROJECT DESCRIPTION: Residential Subdivision - Waiver of Development Standards (Driveway)

(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)*

Dana Rogers
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/23/19 (DATE)

By Dana Rogers
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.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

October 29, 2019

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

Re: **Jones & Pyle – Waiver of Development Standards**
APN: 176-26-701-006

WS-19-0857

Dear Planner:

On behalf of our client AMH NV4 DEVELOPMENT, LLC, Taney Engineering is respectfully submitting a justification letter for a waiver of development standards for a proposed residential subdivision.

Waiver of Standards – Driveway distance from BCR

On behalf of our client, we would like to request waiver of standards for the need of 12' minimum for a driveway from BCR at intersections. Site development standards (30.56.080.p) states residential streets less than 50 feet, from back of curb to back of curb, may be located adjacent to the curb return of an intersecting street that is less than 50 feet, from back of curb to back of curb. We are proposing the driveway to be 4.5' from the BCR.

The street sign is posted to be 25 MPH, which proves that Haleh Ave at this location is treated as a residential road. The 0.5 miles of the Haleh Ave between Jones Blvd and Torrey Pines Dr has 95 houses, out of which 80 houses have their front facing the Haleh Ave. This adds further evidence that the street needs to be treated like a residential street. Another reason that street is treated as a residential street is the existing seven intersections in the street. There are number of existing houses with the driveways less than the required 12'. Among these houses, 6420 W Haleh Ave (2 ft.), & 6286 W Haleh Ave (3 ft.) have driveways at less than what we are proposing from the BCR. 6279 W Haleh Ave has the BCR 2.5 ft. into its driveway too. The pictures of the mentioned houses' driveway are attached with this letter.

Our project site is to the right side of the street and the houses are front facing the street. This would allow the approaching vehicle to see any person or activity going on in the front yard or driveway of the lot by the intersection. This would allow the driver enough time to react accordingly.

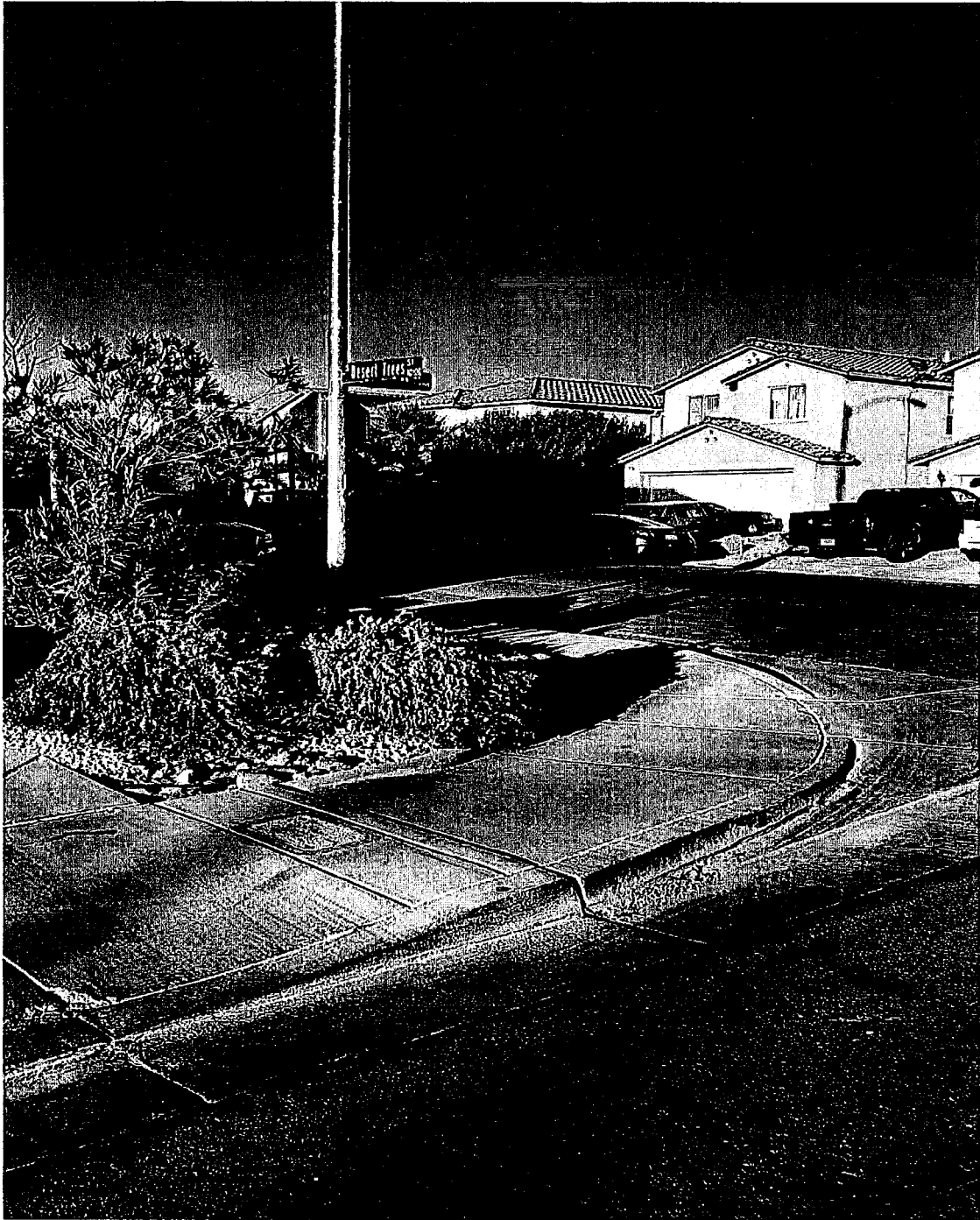
We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,

Mohit Khadka
Designer I
Taney Engineering

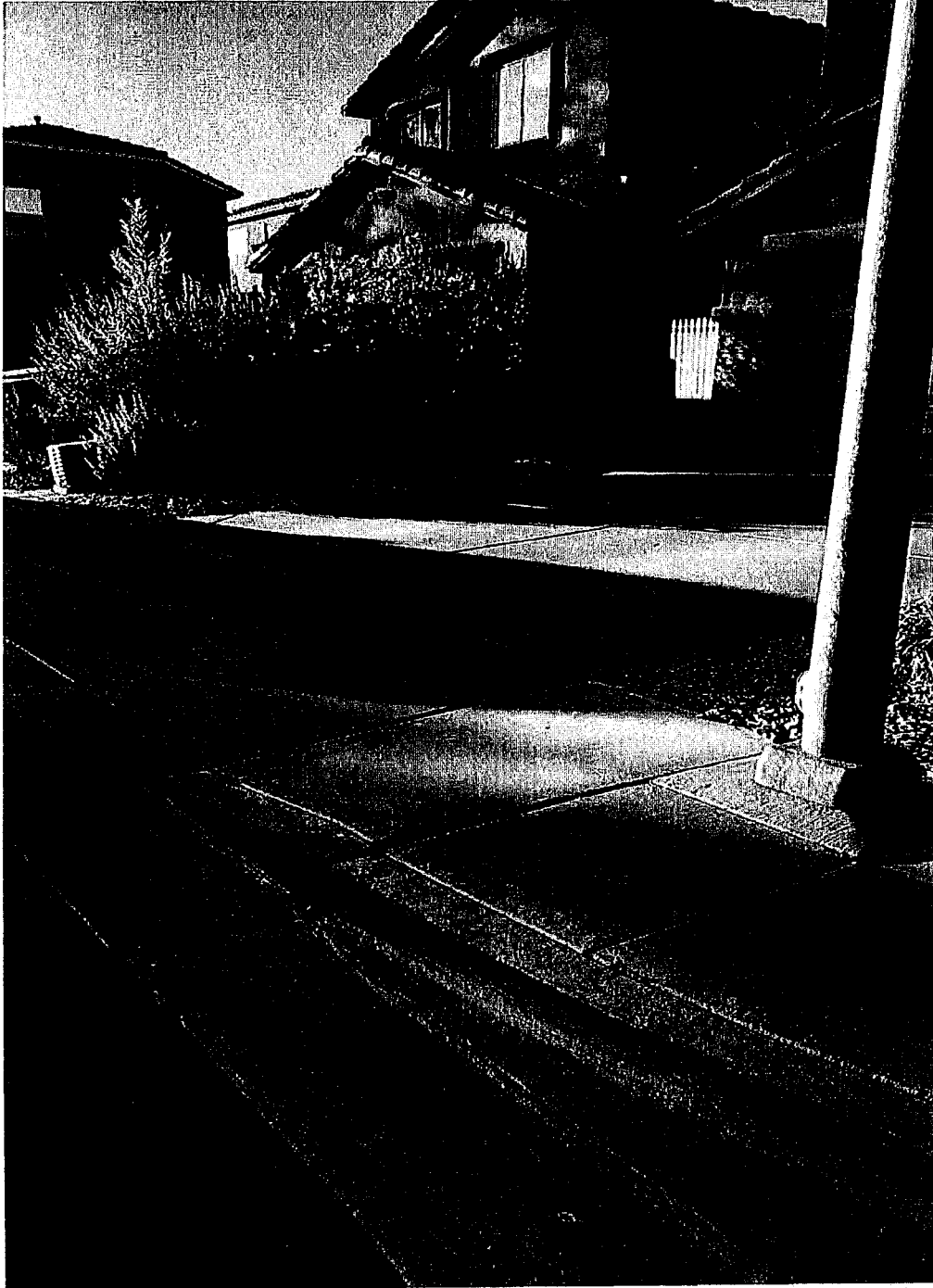
WS-19-0857

6420 W Haleh Ave



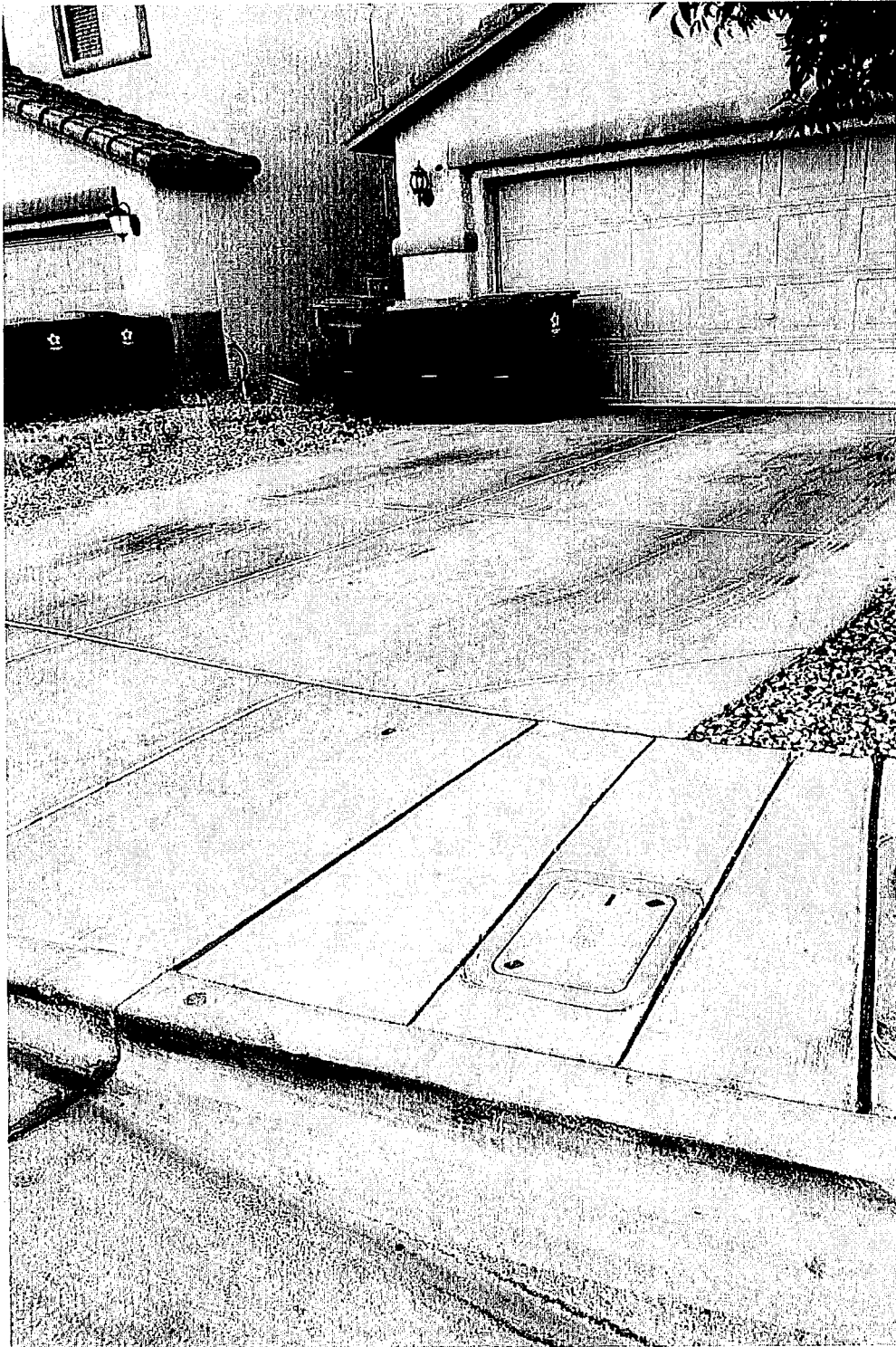
6286 W Haleh Ave

WS-19-0857



WS-19-0857

6279 W Haleh Ave



RIGHT-OF-WAY
(TITLE 30)

RAINBOW BLVD/CAPOVILLA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400147 (VS-0133-17)-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:

VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment) within Enterprise (description on file). MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:

176-02-401-001

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The application (VS-0133-17) approved a request to vacate and abandon a portion of right-of-way associated with a commercial development. The application included a request to vacate a 5 foot wide approximately 587 foot long section of Rainbow Boulevard running along the west property line. The applicant stated that the vacation is being requested to accommodate a detached sidewalk in association with a proposed commercial development.

Previous Conditions of Approval

Listed below are the approved conditions for VS-0133-17:

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 30 feet for Arby Avenue, 30 feet for Capovilla Avenue with a portion of a cul-de-sac at the propose east end 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 sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Applicant's Justification

Several contract amendments and staff changes have taken place since the original approval of the right-of-way vacation. The funding to complete this construction became available recently and the applicant is requesting to extend the previous approval for an additional year.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0490	Vacated and abandoned easements	Approved by PC	August 2019
WS-19-0185	Waived alternative landscaping adjacent to a drive-thru lane, modified street standards, and design review to modify an approved shopping center	Approved by BCC	May 2019
ADET-19-900237 (ZC-0132-17)	Administrative extension of time for the zone change from R-E to C-2 zoning	Approved by ZA	May 2019
VS-0133-17	Vacated and abandoned right-of-way	Approved by BCC	April 2017
ZC-0132-17	Reclassified 4.2 acres from R-E to C-2 zoning for a retail center with a waiver for increased wall height and design/review for a retail center with a grocery store and restaurant and increased finished grade	Approved by BCC	April 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Retail complex, office/warehouse building & undeveloped
South	Commercial General	C-2	Undeveloped
East	Commercial General	C-2	Office/warehouse complex
West	Business and Design/Research Park	C-2	Office building, apartment complex, & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have

substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- April 30, 2021 to record.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: SACKLEY FAMILY TRUST

CONTACT: JOHN MARTINEZ, COLLINS ENGINEERS, COLLINS ENGINEERING, 3130 S. DURANGO DRIVE, #404, LAS VEGAS, NV 89117



VACATION APPLICATION 3A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS17-0133</u>	STAFF	DATE FILED: <u>10/30/19</u> PLANNER ASSIGNED: <u>NM</u> ACCEPTED BY: <u>JOK</u> FEE: <u>\$700</u> CHECK #: <u>1005</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CNA</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>ET/VS-19-40047</u> TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>11/26</u> TIME: <u>6pm</u> PC MEETING DATE: <u>12/17/19</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>CG</u>
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PROPERTY OWNER	NAME: <u>Sackley Family Trust & Sackley Stuart Trust</u> ADDRESS: <u>4108 The Strand</u> CITY: <u>Manhattan Beach</u> STATE: <u>CA</u> ZIP: <u>90266</u> TELEPHONE: <u>323-963-4040</u> CELL: _____ E-MAIL: <u>psdevelopment@msn.com</u>
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APPLICANT	NAME: <u>Sackley Family Trust & Sackley Stuart Trust</u> ADDRESS: <u>4108 The Strand</u> CITY: <u>Manhattan Beach</u> STATE: <u>CA</u> ZIP: <u>9066</u> TELEPHONE: <u>323-963-4040</u> CELL: _____ E-MAIL: <u>psdevelopment@msn.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Kent Barry / CIVIL 360 - Jennifer Escobedo</u> ADDRESS: <u>6490 W. Desert Inn Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-899-6068</u> CELL: <u>702-768-0453</u> E-MAIL: <u>jescobedo@civil360lv.com</u> REF CONTACT ID #: <u>128414</u>
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ASSESSOR'S PARCEL NUMBER(S): NEC or Rainbow Blvd and Capovilla Ave
176-02-401-001

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

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

R. Kent Barry
 Property Owner (Signature)*

R. Kent Barry
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 10/30/2019 (DATE)
 By ROBERT KENNY BERRY
 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.



CIVIL 360
Planning & Engineering

October 29, 2019

ET-19-400147

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

RE: Justification Letter for Right-of-Way for APN 176-02-499-008 in Conjunction with the Rainbow & Arby Retail Center project at APNs 176-02-401-001 & 002

To Whom It May Concern:

Please be advised that CIVIL 360 Planning & Engineering is representing the Applicant, Sackley Family Trust, on this Right-of-Way 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 5-feet of right-of-way along Rainbow Boulevard, fronting the project site, in order to provide detached sidewalk improvements. The proposed right-of-way will stop at the proposed back of curb making the ultimate half-street right-of-way 55-feet. Please refer to the attached Exhibit 1 depicting the existing right-of-way 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 702-899-6068 should you have any questions or concerns regarding this application.

Respectfully Submitted,

A handwritten signature in black ink that reads "Jennifer L. Escobedo".

Jennifer L. Escobedo, P.E.
Principal
CIVIL 360

SHOPPING CENTER
(TITLE 30)

FORT APACHE RD/GOMER RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0845-KULAR, GURDEV SINGH;

WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEWS for the following: 1) site lighting; and 2) changes and additions to a previously approved shopping center on 3.9 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Gomer Road and Fort Apache Road within Enterprise. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-20-419-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow a minimum 5 foot commercial driveway throat depth along a public street (Gomer Road) where a 25 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (an 80% reduction).
- b. Allow a minimum 9 foot commercial driveway throat depth along a public street (Fort Apache Road) where a 25 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 64% reduction).

DESIGN REVIEWS:

1. A site lighting plan.
2. A shopping center with a proposed fast food restaurant and day care facility.

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 9670 S. Fort Apache Road
- Site Acreage: 3.9 acres
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 25

- Square Feet: 26,400 (overall shopping center)
- Parking Required/Provided: 132/137

History/Site Plan

This site has had previous approvals for a convenience store with an attached vehicle wash, gasoline station, smog check, tavern, and retail building. The southern portion of the parcel is zoned C-2, while the northern portion is zoned C-1. The previous approvals have always shown the north portion of the development as a future development. This application will address this area of the development and also introduce a new day care use on the property and fast food restaurant.

The convenience store, gasoline pumps, and vehicle wash are located on the southern portion of the site. The tavern is located near the west center of the site along Fort Apache Road, and the proposed day care building with a retail lease space is proposed on the east side of the property. A 6,700 square foot play area is adjoining the building on the south side of the day care facility. Also, shown on plans is a retail lease space on the north end of the day care building. The pad site locations of the convenience store and tavern building are being slightly revised with this application. These buildings are essentially in the same approved locations within the shopping center; however, the building for the tavern use is being reduced in size and the convenience store with an attached drive-thru vehicle wash is being shifted slightly to the south closer to one of the access points. The newly proposed fast food restaurant with drive-thru is located on the northern portion of the property. The drive-thru wraps around the west on the south sides of the building. The speaker box is located on the west side of the building facing Fort Apache Road. The nearest residential uses are located directly to the north and east sides of the development. A total of 137 parking spaces are provided where 132 parking spaces are required. This request also includes a waiver of development standards to reduce driveway throat depth along Gomer Road and Fort Apache Road. The largest reduction occurs on Gomer Road and is 5 feet. The other 2 driveways will have a throat depth of 9 feet, 2 inches, and 22 feet, 6 inches.

Landscaping

The landscape plans show a 15 foot to 19 foot wide landscape area with a detached sidewalk along Fort Apache Road and Gomer Road. A landscape area 10 foot wide with intense landscaping per Figure 30.64-12, is located along a majority of the north and east property lines and adjacent to the commercial buildings. A 10 foot wide landscape area consisting of a single row of 24 inch box trees, approximately 20 feet on center is located along the remaining east property line near the outside play area. Interior parking lot trees are distributed throughout the site. Landscape materials include trees, shrubs, and groundcover.

Elevations

The newly proposed buildings are 1 story, up to 25 feet high, and similar in design. Building materials consist of stucco finish, stone veneer accents, reveal bands, aluminum storefront windows, and tile roof elements. The fuel canopy is 21 feet high and will have similar colors and building material.

Floor Plans

The 26,400 square foot shopping center consists of a 3,000 square foot fast food restaurant with drive-thru, a 2,400 square foot retail lease space that adjoins a 10,300 square foot day care, a 5,500 square foot tavern, and a 5,200 convenience store with gas pumps, and car wash.

Signage

Signage is not a part of this request.

Lighting

The submitted plans depict the type of lighting and a photometric plan that indicates either minimal or no light spillage onto adjacent properties or rights-of-way. The plans depict 3 different types of lighting fixtures with the following: 1) parking lot light poles; and 2) building mounted lights. All exterior site lighting fixtures are similar in terms of design, materials, finish, color, and color of light. Parking lot light fixtures will be provided to facilitate the use of the parking area during night time activities. All lighting will be down-lit and incorporate fully shielded cut-off luminaries.

Applicant's Justification

The applicant indicates that the general design and layout has not changed significantly from the prior approvals and the applicant believes this development will provide additional commercial amenities to the area. The proposed buildings will be architecturally compatible and share access with the approved commercial buildings located on the southern portion of the site. Furthermore, the residential uses to the north and east will have an intense landscape buffer provided along a majority of the perimeter of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0059	Tavern and retail building on a portion of the site	Approved by PC	March 2018
UC-0790-16	Convenience store, gasoline pumps, smog check, vehicle wash, and retail space on a portion of the site	Approved by BCC	January 2017
NZC-0339-04 (WC-0042-06)	Waived conditions of the previous zone change requiring buildings along the east property line to be single story and 21 feet maximum height	Approved by BCC	March 2006
NZC-0339-04	Reclassified the site to C-1 and C-2 zoning for a shopping center/office complex	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential Medium (3 to 14 du/ac)	RUD	Single family subdivision
East	Residential Medium (3 to 14 du/ac) & Commercial Neighborhood	R-1 & R-E	Single family subdivision & single family residence

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial Neighborhood	R-2	Partially developed single family subdivision

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Design Review #1

All lighting will be down-lit and incorporate fully shielded cut-off luminaires to protect light shed on adjacent properties. The listed illumination values for all other lighting will not be obtrusive to adjacent properties; therefore, staff can support this portion of the request.

Design Review #2

Staff finds the proposed site and building design comply with Title 30 requirements and are compatible with the surrounding properties in the area. The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The buildings will have architectural enhancements such as cornice moldings, stone veneer accents, reveal bands, aluminum storefront windows, and tile roof elements to enhance the visual appearance of the buildings. The request complies with Urban Land Use Policy 78 of the Comprehensive Master Plan which encourages architectural treatments on all building sides to eliminate blank elevations along public rights-of-way and areas visible to the general public to improve visual quality. However, since staff is not supporting the waivers for driveway throat depth, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards

The commercial driveway along Gomer Road will ingress into direct conflict with the queuing for the proposed car wash entrance. Additionally, the reduced throat depth on the southernmost commercial driveway on Fort Apache Road leads directly into the fuel pumps, creating additional conflicts. The reduction in the throat depth for the commercial driveways is a self-imposed hardship that could be eliminated with a site redesign.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0633-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GURDEV, SINGH KULAR

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



LAND USE APPLICATION

4A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF	DATE FILED: <u>10.23.19</u>	APP. NUMBER: <u>UC.19.0845</u>
	PLANNER ASSIGNED: <u>RK</u>	TAB/CAC: <u>Enterprise</u>
	ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>11/20/19</u> TIME: <u>6:00 PM</u>
PROPERTY OWNER	FEE: <u>\$1,825.00</u>	PC MEETING DATE: _____
	CHECK #: <u>16</u>	BCC MEETING DATE: <u>12/16/19 9:00 AM</u>
	COMMISSIONER: <u>JJ</u>	ZONE / AE / RNP: <u>C-1/C-2</u>
APPLICANT	OVERLAY(S)? _____	PLANNED LAND USE: <u>Ent CA</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> N	NOTIFICATION RADIUS: <u>500 FT</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N
	TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N	LETTER DUE DATE: _____
CORRESPONDENT	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____
	NAME: <u>Gurdev Singh Kular</u>	ADDRESS: <u>955 Temple View Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u>	TELEPHONE: <u>(702) 306-7872</u> CELL: _____
APPLICANT	NAME: <u>Gurdev Singh Kular</u>	ADDRESS: <u>955 Temple View Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u>	TELEPHONE: <u>(702) 306-7872</u> CELL: _____
	E-MAIL: <u>kularg91@gmail.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>John Vornsand, AICP</u>	ADDRESS: <u>62 Swan Circle</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>	TELEPHONE: <u>(702) 896-2932</u> CELL: _____
	E-MAIL: _____ REF CONTACT ID #: <u>165449</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-20-419-001

PROPERTY ADDRESS and/or CROSS STREETS: NEC Fort Apache/Gomer

PROJECT DESCRIPTION: Child Day Care facility; Fast Food Restaurant; Shopping 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]

Gurdev Kular

Property Owner (Signature)*

Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/21/19 (DATE)

By Alan Rodriguez

NOTARY PUBLIC: [Signature]



ALAN RODRIGUEZ
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 04-02-22
 Certificate No: 18-2519-1

JOHN VORNSAND, AICP
Planning & Zoning Entitlements
62 SWAN CIRCLE
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Email: landuseplanning@embarqmail.com

CIVIL
ENGINEERING

October 23, 2019

RE: Justification Letter - APN 176-20-419-001 - NEC Fort Apache/Gomer

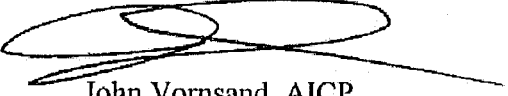
The developer is requesting a Special Use Permit and Design Review for a 10,300 square foot child day care facility and a Design Review for a shopping center consisting of a 3,000 square foot fast food restaurant with drive-thru, a 2,400 square foot retail building and a 5,500 square foot on-premise consumption of alcohol establishment (tavern) in conjunction with a previously approved convenience market with gas pumps and vehicle wash on 4 acres in a C-1 and C-2 Zone.

The child day care facility is proposed on the East side of the property with a 6,700 square foot play area adjoining the building on the South side. A 2,400 square foot retail building adjoins the day care facility on the North side. The proposed building is single-story at an overall height of 24 feet to the top of the parapet. A 3,000 square foot restaurant with a drive-thru window is proposed on the North side of the retail center. The order speaker box is located on the West side of the restaurant adjacent to Fort Apache Road. The proposed 5,500 square foot tavern is located in the C-2 zoned portion of the site adjacent to Fort Apache Road. The tavern was previously approved at 6,500 square feet at the same location on the site (DR-18-0059) and is being reduced in size. The tavern is buffered from the residential to the East. by the day care facility building.

Landscaping is in compliance with Title 30 requirements with detached, meandering sidewalks on both Fort Apache and Gomer Roads. An intense landscape buffer is proposed on the East property line adjacent to residential ranging in depth from 10 feet to 25 feet. A 20 foot intense landscape buffer is proposed along the North property line adjacent to existing residential uses.

A Design Review for site and building lighting is also a part of this request. The lighting will be low level and in compliance with Title 30 requirements. Signage will be filed as a separate Design Review by the sign company in the near future.

SINCERELY



John Vornsand, AICP

01/07/20 PC AGENDA SHEET

RESTAURANTS/RETAIL/
VEHICLE MAINTENANCE
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-19-0881-JENSEN PETER L & SHERRY A:

ZONE CHANGE to reclassify 2.0 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

USE PERMIT to reduce the separation from a vehicle maintenance facility to a residential use.

DESIGN REVIEWS for the following: 1) restaurant buildings with drive-thru lanes; 2) retail building; and 3) vehicle maintenance facility on 2.0 acres.

Generally located on the south side of Silverado Ranch Boulevard and 320 feet west of Arville Street within Enterprise (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:
177-30-104-001; 177-30-104-002

USE PERMIT:
Reduce the separation from a vehicle maintenance facility to a residential use to 60 feet where a minimum of 200 feet is required per Table 30.44-1 (a 70% reduction).

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

BACKGROUND:

Project Description
General Summary

- Site Address: 4485 W. Silverado Ranch Boulevard
- Site Acreage: 2
- Project Type: Restaurant buildings with drive-thru lanes/retail building/vehicle maintenance facility
- Number of Stories: 1
- Building Height (feet): 26 feet (restaurant building – pad 1)/29 feet (restaurant building – pad 2)/28 feet (retail building and vehicle maintenance facility)
- Square Feet: 3,000 (restaurant buildings)/6,000 (retail building)/4,900 (vehicle maintenance facility)
- Parking Required/Provided: 105/110

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 2 acres from an R-E zone to a C-2 zone to permit a commercial development with 2 restaurants with drive-thru lanes, a retail building, and a vehicle maintenance facility. The applicant conducted a neighborhood meeting at the Windmill Library at 7060 West Windmill Lane on October 31, 2019, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. One neighbor representing the Army National Guard (Armory Site) to the north and west was in attendance. The representative had general questions; however, did not offer an objection to the proposed development.

Site Plans

The plans depict a proposed development consisting of 2 restaurants with drive-thru lanes (Pad 1 and Pad 2), a retail building, and a vehicle maintenance facility on a 2 acre site. The first restaurant building (Pad 1) is located at the northwest corner of the site, and the second restaurant building (Pad 2) is located on the northeast portion of the site. Pad 1 is set back 30 feet from the north property line along Silverado Ranch Boulevard and 94 feet from the west property line adjacent to an undeveloped parcel. Pad 2 is set back 41 feet from the north property line along Silverado Ranch Boulevard and 89.5 feet from the east property line adjacent to an undeveloped parcel planned Residential Suburban. Both restaurants feature a dual drive-thru lane, measuring 9.5 feet in width for each lane and transition into a single, 12 foot wide aisle circulating around the buildings. The drive-thru for Pad 1 is located along the south portion of the building and circulates around the east and north sides. The drive-thru lane begins on the north portion of Pad 2 and circulates west and south.

A retail building, with a vehicle maintenance facility, is located along the south portion of the project site, with a minimum setback of 10 feet from the south property line adjacent to the previously approved flood control detention basin. The building is set back 214 feet from the north property line along Silverado Ranch Boulevard. The retail building is set back 83 feet from the west property line. The vehicle maintenance facility is set back 60 feet from the east property line, adjacent to an undeveloped parcel with a planned land use of Residential Suburban. The maintenance facility features 7 vehicle bays, all of which are screened from the right-of-way by a combination of the second restaurant building and site landscaping.

The restaurant buildings, retail building, and vehicle maintenance facility are interconnected through a series of 5 foot wide pedestrian walkways. Pedestrian walkways ranging between 12 feet to 21 feet are provided along the front and side entrances to the restaurant and retail buildings. The proposed development requires 105 parking spaces where 110 spaces are provided.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along Silverado Ranch Boulevard. The street landscape area consists of medium trees, shrubs, and groundcover. A 10 foot wide landscape area is located along the east and west property lines, adjacent to the undeveloped parcels planned for Residential Suburban. Twenty-four inch box medium trees planted 20 feet on center, including shrubs and groundcover, are located within

these landscape areas. A landscape area ranging between 5 feet to 11.5 feet in width, consisting of trees, shrubs, and groundcover, is located along the south property line. Parking lot landscaping is equitably distributed throughout the interior of the site consisting of large 24 inch box trees. A 6 foot high CMU block wall will be constructed along the east, west, and south property lines of the project site.

Elevations

The plans depict a proposed restaurant building (Pad 1) with a height ranging from 23 feet to 29 feet to the top of the parapet wall. The second restaurant building (Pad 2) features a height ranging between 18 feet to 26 feet to the top of the parapet wall. Varying rooflines have been incorporated into the overall design of the buildings. The east and west elevations of Pad 1 and Pad 2, respectively, face towards the main drive aisle to the site, feature a stucco exterior with an aluminum storefront window system, and drive-thru windows. The elevations for each building feature a stucco exterior, an aluminum storefront window system, and service doors for ingress and egress. The west elevation features a stucco exterior, aluminum storefront window system with a drive-thru window. The south elevation features a stucco exterior with an aluminum storefront window system. The north elevation, oriented towards Silverado Ranch Boulevard, features a stucco exterior with 3 service doors for ingress and egress purposes. Portions of the east, west, north, and south exterior of the restaurants feature a decorative horizontal metal exterior, resembling a standing seam pattern. All elevations include wall sconce lighting.

The plans depict a proposed retail building and vehicle maintenance facility with a height ranging from 23 feet to 28 feet to the top of the parapet wall that meets the height/setback ratio from the adjacent residential uses to the east and west. Varying rooflines have been incorporated into the overall design of the building. The western portion of the north elevation features an aluminum storefront window system with a stucco exterior. The eastern portion of the north elevation features a stucco exterior with 7 vehicle maintenance bays. The west elevation features a stucco exterior with an aluminum storefront window system. The east and south elevations feature a stucco exterior. Five service doors for the purposes of ingress and egress are depicted on the south elevation. Portions of the east, west, and north exterior of the building feature a decorative horizontal metal exterior, resembling a standing seam pattern. The north elevation includes wall sconce lighting, while the west and south elevations include wall pack lighting.

Floor Plans

The plans depict 2 proposed restaurant buildings, each consisting of 3,000 square feet with open shell space. The retail building consists of 6,000 square feet of open shell space while the vehicle maintenance facility measures 4,900 square feet with 7 maintenance bays.

Signage

Signage is not a part of this request.

Applicant's Justification

The requested reduction in the separation distance from the vehicle maintenance facility will not negatively impact the residential use to the east as a 10 foot wide landscape buffer with trees planted 20 feet on center are provided along the east property line. The design of the building is contemporary retail architecture with stone finish on the corner façade. Stucco walls with

different colors are utilized on the exterior of the building, with metal canopies as shading devices. Elevation pop-outs provide additional variation on the elevations of the buildings. The proposed development will be an enhancement and an asset to the area bringing a more contemporary style of urban architecture. The applicant states the surrounding development is compatible with the surrounding neighborhood and will provide a stable environment and desirable character consistent with the County's policies and regulations.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0609	Vacated patent easements and a portion of right-of-way being Rogers Street	Approved by PC	October 2019
ZC-1446-07	Reclassified the project site from R-E to C-1 zoning with a design review to convert an existing single family residence into an art and photography studio - expired	Approved by BCO	January 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Armory
South	Public Facilities	P-F	Flood control detention basin
East and West	Residential Suburban (up to 8 du/ac)	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
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:

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 states the property is located on Silverado Ranch Boulevard which is a 100 foot wide arterial street serving as a major traffic corridor. The property is surrounded by public facilities, retail use, and research/office use. There are only 5 parcels along Silverado Ranch Boulevard that have a planned land use of Residential Suburban. All other parcels are either public facilities, neighborhood retail, or research and office uses. These 5 parcels are lined up

along Silverado Ranch Boulevard; therefore, cannot create a true residential community/neighborhood per the intent of the Residential Suburban land use designation.

To the east and west of the site are undeveloped R-E zoned parcels with a planned land use of Residential Suburban. To the north of the project site, across Silverado Ranch Boulevard, is the existing armory zoned P-F. A 1 acre site, located 210 feet to the northeast of the subject property, was recently reclassified to C-2 zoning via NZC-19-0539 by the Board of County Commissioners in October 2019. A 1.3 acre site zoned C-2 (ZC-0885-07), along the north side of Silverado Ranch Boulevard, is located 560 feet to the northwest of the project site. Although a parcel in close proximity to the project site was recently reclassified to C-2 zoning, that site was located at the northwest corner of an arterial street (Silverado Ranch Boulevard) and a collector street (Arville Street). While the proposed development fronts on an arterial street, the project site is located 300 feet to the west of the nearest collector street, Arville Street. Staff finds the existing land uses to the north, east, south, and west are lower intensity uses than the proposed commercial development. Based on the character of the surrounding area, staff finds the proposed development would not be consistent and compatible with the surrounding 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.*

According to the applicant, the density and intensity of the uses proposed is compatible with the existing and planned land uses in the surrounding areas.

The intent of the C-2 (General Commercial) district is 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. The C-2 zoning district is the most intense form of commercial zoning which permits many uses by right, including minor training facilities, instruction training facilities, tattoo parlors, and the sale of packaged beer, wine, and liquor. Staff finds the requested C-2 zoning is premature, and the intensity of the uses associated with the zoning district are 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.*

The applicant indicates there will not be a substantial adverse effect on public facilities and services, such as road, access, schools, parks, and fire and police facilities, because of the land uses proposed.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. Various Clark County service departments have reviewed the development proposal based on the information submitted by the applicant and, based on the comments received from those service providers, the project is not anticipated to have additional impacts on the surrounding infrastructure beyond what would have been anticipated for a commercial development.

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

The applicant states the proposed nonconforming zone boundary amendment will conform to Code requirements as well as the adopted land use plan, goals and policies. The applicant further states the project complies with the following Urban Specific Policies from the Comprehensive Master Plan: 1) Urban Specific Policy 1 - Encourage urban/suburban growth patterns that promote employment opportunities/development, and reduce air pollution; 2) Urban Specific Policy 7 - Land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated; 3) Urban Specific Policy 10 - Encourage site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity; 4) Urban Specific Policy 13 - Encourage drought-tolerant landscape design techniques in new developments, as well as between rights-of-way and any block wall surrounding a residential development; 5) Urban Specific Policy 19 - Scale-relationships between buildings and adjacent developments should be carefully considered, varying building height, breaking-up the mass of a building, and shifting building placement can provide appropriate transitions between differing building scales and intensities. Building heights should be transitioned so any structure adjacent to a residential use is of similar height, and building heights should also vary within a development with lower height buildings adjacent to streets and surrounding residential uses to reduce the perceived mass of buildings; and 6) Encourage drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use, or pedestrian gathering area to be obscured from view by an intense landscape buffer.

Although the applicant discusses several policies that may be appropriate for the design of the project, staff finds that the request also conflicts with Commercial Policy 67 that states through site planning and building design, ensure that commercial developments are compatible with abutting uses. The intensity of the proposed commercial development, which includes 2 drive-thru restaurants and a vehicle maintenance facility, is not compatible with the adjacent parcels planned for residential uses. Furthermore, this is a request for a nonconforming zone change which conflicts with Urban Specific Policy 8, which discourages nonconforming zone changes.

Summary
Zone Change

Staff finds that there has been no change in law, policies, and trends that make this request appropriate for the area. Several undeveloped parcels, with a planned land use of Commercial Neighborhood, are located 380 feet to the west of the subject property. Undeveloped parcels, with a planned land use of Residential Suburban, are located immediately to the east and west of the proposed development. The reclassification of this site to a C-2 zone would allow the proposed commercial development within a zoning district that is not compatible with existing and planned land uses in the area. The intent of the district is for sites which are typically greater than 10 acres. The C-2 zoning district is the most intense form of commercial zoning which permits many uses by right, including minor training facilities, instruction training facilities, tattoo parlors, and the sale of packaged beer, wine, and liquor. Staff finds that the proposed request does not satisfy all of the requirements of a compelling justification to warrant approval

of the nonconforming zone boundary amendment to C-2 zoning; therefore, staff recommends denial.

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 intent of the required 200 feet of separation distance from a vehicle maintenance facility to a residential use is to ensure an appropriate buffer is established between the uses to mitigate or reduce any negative impacts on the residential use. Although the applicant has increased the required landscape area along the east property line from the required 5.5 feet to 10 feet, adjacent to the residential use, this request is a self-imposed burden. Staff finds the requested 70 percent reduction from a vehicle maintenance facility to a residential use is significant; therefore, cannot support this request.

Design Reviews

The design of the proposed restaurant buildings, retail building, and vehicle maintenance facility feature variations in building height contributing to breaking-up the mass of commercial buildings. Staff finds the commercial buildings comply with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building heights and breaking-up the mass of the buildings. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief. While height, color, and material variations have been incorporated into the design of the buildings, staff finds the requested C-2 zoning is not compatible with the adjacent residential uses and surrounding land uses within the area; therefore, since staff does not support the zone change or use permit requests for this project, staff cannot support the design reviews.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2020 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;
- 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; 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;
- Vacate any unnecessary easements.
- 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 #0655-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PETER & SHERRY JENSEN
CONTACT: YIHONG LIU, YIHONG LIU + ASSOCIATES, 1669 HORIZON RIDGE
PARKWAY, SUITE 120, HENDERSON, NV 89012**



LAND USE APPLICATION 5A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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 #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>11/5/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$2,850</u> CHECK #: <u>30038</u> COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>172-19-0881</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>12/11/19</u> TIME: <u>6:00</u> PC MEETING DATE: <u>11/7/20</u> <u>7:00 A.M.</u> BCC MEETING DATE: <u>2/5/20</u> <u>9:00 A.M.</u> ZONE / AE / RNP: <u>RE TO C-2 / JONES</u> PRE-19-100040 PLANNED LAND USE: <u>ENTRS</u> NOTIFICATION RADIUS: <u>1,500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Peter & Sherry Jensen</u> ADDRESS: <u>10665 Gillespie St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702-400-5070</u> FAX: _____ CELL: <u>702-400-5070</u> E-MAIL: <u>pete@soundplumbinglv.com</u>	
	APPLICANT	NAME: <u>Peter & Sherry Jensen</u> ADDRESS: <u>10665 Gillespie St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702-400-5070</u> FAX: _____ CELL: <u>702-400-5070</u> E-MAIL: <u>pete@soundplumbinglv.com</u>	
	CORRESPONDENT	NAME: <u>Yihong Liu</u> ADDRESS: <u>1669 W. Horizon Ridge Parkway</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-7788711</u> FAX: _____ CELL: <u>702-321-9316</u> E-MAIL: <u>yi@ylarchitecture.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-30-104-001, 002
 PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch & Arville
 PROJECT DESCRIPTION: Commercial development with an Auto Maintenance Shop, 2 drive thru rest, retail

(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 November 4, 2019 (DATE)
 By L. French-DeCarlo
 NOTARY PUBLIC: L. FRENCH-DeCarlo



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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>11/15/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$2,850</u> CHECK #: <u>30038</u> COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y/N TRAILS? <input checked="" type="checkbox"/> Y/N PFNA? <input checked="" type="checkbox"/> Y/N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>N26-19-0891</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>12/11/19</u> TIME: <u>6:00 PM</u> PC MEETING DATE: <u>1/7/20 2:00 PM</u> BCC MEETING DATE: <u>2/5/20 9:00 AM</u> ZONE / AE / RNP: <u>R-ETUC-2</u> PLANNED LAND USE: <u>ENTRS</u> NOTIFICATION RADIUS: <u>1,500</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>LAND WIND, LLC</u> ADDRESS: <u>3960 Howard Hughes Pkwy, #150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>pbmcaught@gmail.com</u>	
	APPLICANT	NAME: <u>LAND WIND, LLC</u> ADDRESS: <u>3960 Howard Hughes Pkwy, #150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>pbmcaught@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Yihong Liu</u> ADDRESS: <u>1669 Horizon Ridge Parkway</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-7788711</u> CELL: <u>702-3219316</u> E-MAIL: <u>yl@ylarchitecture.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 17730104002

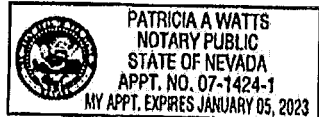
PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch and Arville

PROJECT DESCRIPTION: Retail 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.

 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 7/24/2019 (DATE)
 By PATRICK McNAUGHT
 NOTARY PUBLIC: Patricia A Watts

Patrick McNaught
 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.

Yihong Liu
Yihong Liu + Associates
1669 Horizon Ridge Parkway
Henderson, NV 89012

November 4, 2019

Comprehensive Planning Department
500 Grand Central parkway
Las Vegas, NV 89106

**PLANNER
COPY**

RE: APN 177-30-104-001 & 002

Justification Letter and compelling justification: Non-conforming Zone change, Special Use permit to reduce separation and Design Review for an Auto-Maintenance Shop, a ~~restaurant~~, ~~drive through~~ drive through restaurant and a retail building.

To Whom It May concern:

Please accept this letter as our justification letter for a nonconforming zone change from R-E to C-2 and design review of a commercial retail center including ~~restaurant~~, an auto maintenance shop, ~~2~~ drive thru restaurant and an inline retail. The proposed project is located along the Silverado Ranch as the major traffic corridor on two adjacent parcels, both of which are currently in R-E zoning with planned Land use as RS. Special use permit applications to reduce the separation from the auto shop and the tavern to the future residential use along the east property line.

Project Description:

The proposed commercial development will have a 4,900 SF Auto Maintenance Shop, two 3000 SF drive through restaurants and a 6000 SF inline retail. The buildings are 29' high with contemporary design with painted stucco walls, metal siding, cornice trim in complementing colors, and metal awnings for the shade to the retail development. Total of 110 parking spaces provided where 105 parking spaces are required per Title 30.

Compelling Justification:

- 1) **A Change in Law, policies, trends or facts after the adoption, re-adoption of 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 property is located on Silverado Ranch which is a 100' right of way major traffic corridor. The property is surrounded by public facilities, retail use and research / office use. There are only 5 parcels along Silverado are under Residential Suburban zoning designation. All

other parcels are either public facilities, or neighborhood retail, or research and office uses. These 5 parcels are lining up along Silverado Ranch, therefore cannot create a true residential community / neighborhood per the suburban residential zoning intent.

- 2) **The Density of the uses allowed by the amendment is compatible with existing and planned land use in the surround area; and**

The density and intensity of the uses proposed is compatible with existing and planned land use in the surrounding areas.

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

There will not be substantial adverse effect on public facilities and services, such as road, access, schools, parks, and fire and police facilities, because of the uses proposed.

- 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.

Conditional Use:

To allow Auto Maintenance in C-2 zoning.

Waiver of Development Standard

SPECIAL USE PERMIT 4/05 DLR

1. Reduce the required separation from an Auto Maintenance shop to future residential use to 60' where 200' is required.

Justification:

The requested reduction in the separation from the auto maintenance shop will not negatively impact the residential use because we added 10' landscape buffer with 20' on center trees plus a parking lots and additional landscape buffer along the east side of the buildings.

Design Review:

This project is going to be a wood frame structure with storefront glass at the entrances, with stone accent at the entrances and pop out structures. The building maximum building height is 29'-0" which is under the code required 50' of the building height for retail development.

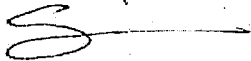
The design of the building is contemporary retail architecture with stone finish on the corner facade, stucco wall with different colors created backdrop of the building massing, metal canopy as shading devices, elevation pop out to add more variation on the elevations.

The lighting will be internally lit within the project and will have no lights to spill off the property lines.

Total parking required: 105 spaces; Total parking provided 110 Spaces, with additional 4 bike rack spaces.

We believe this development will be an enhancement and an asset to the area and bring the area into a more contemporary style of urban architecture. We feel that the development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the County's policies and regulations. We respectfully request approval. Please feel free to contact me with any questions you might have.

Yours truly,



Yihong Liu

Yihong Liu, Architect
President
Yihong Liu + Associates, LTD.
1669 Horizon Ridge Parkway, Suite 120
Henderson, NV 89012
Phone: 702-778-8711
Cell: 702-321-9316

ACCESSORY STRUCTURE
(TITLE 30)

MARDON AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0890-BECKERLE, ANTHONY & PATRICIA:

USE PERMIT to allow an existing accessory structure (metal garage) that is not architecturally compatible with the principal residence.

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback of an existing accessory structure in conjunction with an existing single family residence on a portion of 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Valley View Boulevard, 125 feet north of Mardon Avenue within Enterprise. MN/jor/jd (For possible action)

RELATED INFORMATION:

APN:

177-07-504-011 ptn

USE PERMIT:

Allow an existing accessory structure (metal garage) not architecturally compatible with the principal residence where required per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback of an existing accessory structure (metal garage) to 28 feet where 40 feet is required per Table 30.40-1 (a 30% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7355 S. Valley View Boulevard
- Site Acreage: 0.5 (portion)
- Number of Lots: 1
- Project Type: Existing accessory structure (metal garage)
- Number of Stories: 1
- Building Height (feet): 14 feet, 11 inches
- Square Feet: 600 (existing accessory structure – metal garage)/2,581 (existing residence)

Site Plan

The plan depicts an existing single family residence 125 feet north of Mardon Avenue, and on the west side of Valley View Boulevard. Access to the residence is via a private drive within a 4 lot cul-de-sac. The existing principal residence faces south, and the existing accessory structure (metal garage) is located in the front yard with a setback of 28 feet from the south property line, 9 feet from the principal residence to the west, 90 feet from the north property line (rear yard), and 24 feet from the east property line (Valley View Boulevard).

Landscaping

Mature landscaping exists throughout the site and is not a part of this request.

Elevations

The plans and photographs depict an existing accessory structure (metal garage) that has an overall height of 14 feet, 11 inches. The exterior finishes consist of horizontal metal panels with 2 metal roll-up doors. The exterior paint colors (brown trim, tan siding, and white doors) match the existing principal residence.

Floor Plans

The existing principal residence includes bedrooms, bathrooms, kitchen, garage, and a living room. The existing accessory structure (metal garage) is utilized as a secondary garage for the applicant's vehicles.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the metal garage was constructed to help secure the applicant's 4 vehicles. The metal garage also alleviates any on-street parking issues within the private cul-de-sac. The applicant included letters of support from the other three neighbors within the cul-de-sac.

Prior Land Use Requests

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

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE19-01256 is an active zoning violation for an unpermitted accessory structure (metal garage) located in the front yard 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

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 reviews use permit requests to ensure compatibility with existing and planned development in the area. The existing accessory structure (metal garage) is not architecturally compatible with the principal residence. Although there is existing mature landscaping adjacent to the accessory structure, and the paint colors match the existing principal residence, the structure is visually intrusive and incompatible in terms of exterior finish and architectural design. This request does not comply with the Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses; therefore, staff cannot support this request.

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.

Setback standards per Title 30 encourage attuned and consistent streetscapes within residential neighborhoods. The applicant has the opportunity to modify the accessory structure (metal garage), or make alternative design adjustments to accommodate a 40 foot front setback per Table 30 40-1. This request is a self-imposed hardship; therefore, staff also cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS: 3 letters

PROTESTS:

APPLICANT: ANTHONY BECKERLE

CONTACT: ANTHONY BECKERLE, 7355 SOUTH VALLEY VIEW; LAS VEGAS, NV 89139



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

6A

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>11/13/19</u> PLANNER ASSIGNED: <u>JOB</u> ACCEPTED BY: _____ FEE: <u>\$1,950</u> CHECK #: <u>DEPT 3740</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <u>(Y) N</u> TRAILS? <u>Y (N)</u> PFNA? <u>Y (N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC/WS-19-0890</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>12/11</u> TIME: <u>6pm</u> PC MEETING DATE: <u>JAN. 7, 2020</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE RNPI</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y (N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>ANTHONY BECKERLE</u> ADDRESS: <u>7355 S. VALLEY VIEW BLVD.</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-236-9698</u> CELL: <u>SAME</u> E-MAIL: <u>BECKERLE777@GMAIL.COM</u>	
	APPLICANT	NAME: <u>ANTHONY BECKERLE</u> ADDRESS: <u>7355 S. VALLEY VIEW BLVD.</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-236-9698</u> CELL: <u>SAME</u> E-MAIL: <u>BECKERLE777@GMAIL.COM</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-07-504-011
 PROPERTY ADDRESS and/or CROSS STREETS: VALLEY VIEW BLVD & WARM SPRINGS
 PROJECT DESCRIPTION: ACCESSORY STRUCTURE IN FRONT 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] Property Owner (Signature)* Anthony Beckerle Property Owner (Print)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 11-13-19 (DATE)
 By Anthony Beckerle
 NOTARY PUBLIC: Diane Scarcelli

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

Justification Letter

To whom it may concern:

My name is Anthony Beckerle and I live at 7355 S Valley View Blvd. and have resided there since 2012. Approximately 1 1/2 years ago I hired a company to put up a pre-fab garage located on the east side of my property. All of my direct neighbors, on my street, have no issue with it at all. In fact they've asked about getting one as well, and like the fact that it has helped with the street parking in our private cul-de-sac. The garage it self is very nice, professionally designed and constructed, it was painted to match the existing exterior of my house and with 4 total drivers, the covered parking is much needed. One of the supervisors at code enforcement explained to me that applying for this waiver and use permit is the best route to resolving this issue. I have included letters from my neighbors as well as photos of the garage. I really have done my best to get this accomplished through the building department and really hope that all of this effort and money spent was not a total waste. Thank you for your time.

Anthony Beckerle

CIVIL
ENGINEERING

UC-19-0890

01/07/20 PC AGENDA SHEET

EASEMENT
(TITLE 30)

ARGENTA HABITAT AVE/LINDELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0879-SCHIARETTI ANTHONY MICHAEL:

VACATE AND ABANDON easement of interest to Clark County located between Lindell Road and Jones Boulevard and between Silverado Ranch Boulevard and Richmar Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:
176-24-410-018

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

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of a 20 foot wide private drainage easement. The easement is located in the southern portion of the parcel, adjacent to Argenta Habitat Avenue. The applicant states that the easement was originally created to allow flows across said lot to an adjacent development and is no longer needed as all construction in both developments is completed.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1864-05	Vacated patent easements	Approved by BCC	January 2006
ZC-1863-05	Reclassified from C-1, R-E, & R-2 to R-2 zoning; with waivers for reduced setbacks, reduced lot size, wall height, street length & reduced street off-set	Approved by BCC	January 2006
TM-0681-05	368 single family residential lots	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Residential Low (3 du/ac)	R-D	Single family residences
West	Residential Suburban (8 du/ac)	R-2	Single family residence

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 the easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY PUBLIC WORKS
CONTACT: CLARK COUNTY PUBLIC WORKS, 500 S GRAND CENTRAL PKWY, LAS VEGAS, NV 89155

DRAFT



VACATION APPLICATION **XXA**

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>11-4-19</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>[Signature]</u> FEE: _____ CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS 19-0879</u> TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>12/11</u> TIME: <u>6:00PM</u> PC MEETING DATE: <u>1/7</u> <u>7PM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R-D</u> PLANNED LAND USE: <u>BHT RL</u>
---	--------------	--	--

PROPERTY OWNER	NAME: <u>Anthony Michael Schiaretti</u> ADDRESS: <u>5720 Argenta Habitat Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
-----------------------	--

APPLICANT	NAME: <u>Erik D. Denman for Denis Cederburg, Director of Public Works</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-2103</u> CELL: _____ E-MAIL: <u>edenman@clarkcountynv.gov</u> REF CONTACT ID #: _____
------------------	--

CORRESPONDENT	NAME: <u>Erik D. Denman, Manager Development Review</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-2103</u> CELL: _____ E-MAIL: <u>edenman@clarkcountynv.gov</u> REF CONTACT ID #: <u>192083</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-24-410-018 5720 Argenta Habitat Ave. Richmar/Lindell

PROPERTY ADDRESS and/or CROSS STREETS: 176-24-410-018 5720 Argenta Habitat Ave. Richmar/Lindell

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)*

Anthony Michael Schiaretti
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 8-7-2019 (DATE)
 By [Signature] Anthony Michael Schiaretti
 NOTARY PUBLIC: Jaclyn Frustaci



*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.



Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

August 8, 2019

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

RE: Drainage Easement Vacation – APN: 176-24-410-015

Clark County Public Works is respectfully requesting a vacation of a private drainage easement on behalf of Mr. Anthony M. Schiaretti that is along the south 20 feet of 5720 Argenta Habitat Avenue (APN-176-24-410-018). The private drainage easement was originally created to take flow across the said lot to an adjacent development. The development to the west of Cactus Hills Estates II used a different drainage route and placed the community's perimeter block wall in the path of this drainage easement.

This private drainage easement is no longer needed as all construction in both developments is complete and will have no issues with nuisance water. We believe this vacation will have no ill effect to the surrounding area.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Erik D. Denman", followed by a horizontal line.

Erik D. Denman
Manager, Development Review

EDD/kp
Attachments

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

BERMUDA RD/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0884-MIYAMORI SEIKO & ETSUKO:

VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Fairfield Avenue, and between Mesa Verde Lane and Santoli Avenue (alignment), and portion of a right-of-way being Bermuda Road located between Mesa Verde Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-09-804-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements located along the south and west sides of a proposed residential 4 lot development. Additionally, the plans show the vacation and abandonment of a 5 foot by 5 foot remnant portion of Bermuda Road to the east. The applicant indicates that the easements and right-of-way are no longer needed and approval of this application will allow the residential development of these parcels.

Surrounding Land Use

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

Related Applications

Application Number	Request
MSM-19-600046	A 4 lot residential development is being reviewed by Public Works.

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SEIKO MIYAMORI

CONTACT: MICHAEL HOLTON, HLS SURVEYING, 800 N. RAINBOW BLVD., SUITE 144, LAS VEGAS, NV 89107



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

8A

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>11-7-19</u> PLANNER ASSIGNED: <u>Toal</u> ACCEPTED BY: <u>AI</u> FEE: <u>875</u> CHECK # <u>3589</u> COMMISSIONER: <u>MW</u> OVERLAY(S)? <u>NA</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0884</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12-11</u> TIME: <u>6:00P</u> PC MEETING DATE: <u>1-7-20</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>RE M, RE</u> PLANNED LAND USE: <u>RNP</u>
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PROPERTY OWNER	NAME: <u>MIYAMORI SEIKO & ETSUKO</u> ADDRESS: <u>7630 Spencer St. 2nd - 6623 Angelina St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123 89120</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>SAME as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Michael L. Holton</u> ADDRESS: <u>800 N. Rainbow Blvd. #144</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89107</u> TELEPHONE: _____ CELL: <u>702-415-8337</u> E-MAIL: <u>michael.holton@hauntec.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-09-804-003

PROPERTY ADDRESS and/or CROSS STREETS: Bermuda/Mesa Verde

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)* STATE OF NEVADA COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>2nd of October 2019</u> (DATE) By _____ NOTARY PUBLIC:	<u>Seiko Miyamori</u> Property Owner (Print) <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>LAURIE A. ZWEIGER NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 05/01/22 Certificate No: 05-100065-1</p> </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

HLS SURVEYING

Land Surveying Services
800 N. Rainbow Blvd. #144
Las Vegas, NV 89107
(702) 415-8337
September 18, 2019

Justification Letter

A.P.N.'s 177-09-804-003

Request for:

VACATION OF PATENT EASEMENTS

This is a justification letter for the vacation of certain patent easements for the proposed development at the South West corner of the intersection of E. Mesa Verde Ln. and Bermuda Rd.

Reason for request: The owner of the above referenced parcel seeks to improve this parcel of land. Vacation of said patent easement is being requested by the owner. The existing Patent easement imposes a burden on the land by limiting the area which can be developed. This parcel of land is bounded on the North and East by existing public rights-of-way. This parcel of land is bounded on the South and West by privately owned and developed parcels of land. The owner of said parcel of land wishes to subdivide this parcel into 4 residential lots. The areas of this Patent Easement which lie upon the Westerly and Southerly boundaries of this parcel serve no purpose for any future rights-of-way and limit the useable/developable area of the subject parcel. Currently there exists a power line running along the Southern Boundary of the subject parcel and the existing easement, OR:399:322036, for said power line shall remain in place. Likewise there is a power line running along the West boundary line and therefore the West 6 feet of the existing 33 foot wide patent easement shall remain in place to accommodate said power line.

Michael L. Holton
Survey Manager
Hauntec Civil Engineering Services
Las Vegas, Nevada 89108
www.HauntecEng.com

WALL HEIGHT
(TITLE 30)

SEACRAFT WY/PAN PACIFIC RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0883-BOSKEY BEAU & BRIDENSTINE ELLEN L:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family residence on 0.2 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the southwest corner of Seacraft Way and Pan Pacific Road within Enterprise. MN/lm/jd (For possible action)

RELATED INFORMATION:

APN:

177-20-811-044

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall height to 7.5 feet where 6 feet is allowed per Section 30.64.020 (a 25% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 9585 Seacraft Way
- Site Acreage: 0.2
- Project Type: Increase wall height
- Wall Height (feet): 7.5

Site Plans

The plans depict a 1,454 square foot single family residence with an attached garage facing Seacraft Way. The applicant extended the height of the block wall to 7.5 feet without a permit along the western 55 feet of the southerly property line. A return wall was also constructed between the south property line and the house which is located approximately 68 feet from the south rear property corner.

Landscaping

The site includes existing landscaping with a tree in the front yard, and trees and shrubbery in the rear yard.

Elevations

The plans depict a 2.7 foot increase to the height of the existing block wall along the south property line for an overall height of 7.5 feet. The return wall between the south property line and the house has an overall height of 6 feet.

Applicant's Justification

The applicant indicates that the 2.7 foot wall addition was added to the wall to reduce the unshielded light from the South Pointe Casino and to create more privacy between the neighbors. Additionally, the applicant has provided a notarized letter of support (Property Line Authorization Form) from the property owner to the south.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0067-95	120 lot single family residential subdivision	Approved by PC	March 1996
VS-255-95	Vacated and abandoned government easement	Approved by BCC	April 1995
UC-250-95	120 Single family residential compact lots	Approved by PC	March 1995
ZC-2041-93	Reclassified 5 acres to R-3 zoning	Approved by BCC	February 1994
ZC-1928-93	Reclassified 2.5 acres to R-3 zoning	Approved by BCC	December 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Commercial Tourist	R-3	Single family residences within the same subdivision

Clark County Public Response Office (CCPRO)

CE19-17354 is an active violation for building (block wall) without a permit.

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 wall was initially constructed as part of the internal neighborhood wall system at a height below 5 feet. Staff finds that the addition of another 2.7 feet of matching block wall is not a significant change in the character of the neighborhood; therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 1 letter

PROTESTS:

APPLICANT: BEAU BOSKEY

CONTACT: BEAU BOSKEY, 9585 SEACRAFT WAY, LAS VEGAS, NV 89123



LAND USE APPLICATION 9A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>11/7/2019</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$775</u> CHECK #: <u>debit card</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>MUD-1</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0883</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>12/11/19</u> TIME: <u>6pm</u> PC MEETING DATE: <u>1/7/2020</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>P-3</u> PLANNED LAND USE: <u>ENT-CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Beau Boskey</u> ADDRESS: <u>9585 Seacraft Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-241-7368</u> CELL: _____ E-MAIL: <u>treehorn343@yahoo.com</u>	
	APPLICANT	NAME: <u>Beau Boskey</u> ADDRESS: <u>9585 Seacraft Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-241-7368</u> CELL: _____ E-MAIL: <u>treehorn343@yahoo.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Beau Boskey</u> ADDRESS: <u>9585 Seacraft Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-241-7368</u> CELL: _____ E-MAIL: <u>treehorn343@yahoo.com</u> REF CONTACT ID #: _____	

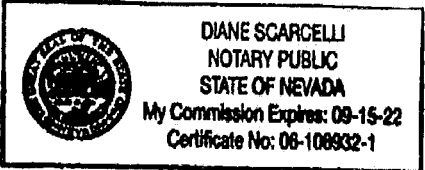
ASSESSOR'S PARCEL NUMBER(S): 177 20 811 044
 PROPERTY ADDRESS and/or CROSS STREETS: 9585 Seacraft Way
 PROJECT DESCRIPTION: Requesting to increase wall height to 7.5

(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 11-7-19 (DATE)
 BY Beau Boskey
 NOTARY PUBLIC: Diane Scarcelli



*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

To whom it may concern,

We raised the height of our cinder block wall fence to block out some of the light that is produced from the South Point Casino and to create more privacy between us and our neighbors. The light from the South Point is very bright at night, this makes it difficult to spend time in our back yard and it floods our bedroom with light throughout the night making it difficult to sleep some of the time. We sincerely hope this satisfies the justification of this work as it has helped to improve our quality of life.

Thank you

Beau Boskey

*I am requesting that the overall height be
7.5' where 6' is allowed*

**CIVIL
ENGINEERING**

01/08/20 BCC AGENDA SHEET

PUBLIC SCHOOL
(TITLE 30)

CACTUS AVE/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400151 (ZC-1313-02)-USA:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 50.0 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone for a future high school.

Generally located on the north side of Cactus Avenue, approximately 630 feet west of Buffalo Drive within Enterprise (description on file). JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:

176-28-801-002

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 50
- Project Type: High School

Site Plan

The site is currently undeveloped land that was part of a zone change that included a total of 3,627 acres in 2002. This property was a part of the Mountain's Edge Major Project in 2002; and was approved for rezoning from R-E (Rural Estates Residential) to P-F (Public Facility) with an initial 8 year resolution of intent. The applicant is requesting another 10 year extension for the resolution of intent to rezone to P-F.

Landscaping

No landscaping is proposed with this extension of time.

Elevations

No specific building elevations will be available until proposed development of the property.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1313-02 (ET-0211-10):

Major Projects - Planning

- Until December 6, 2019 to complete;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-1313-02:

Subject to a resolution of intent for eight years; compliance with MP-1009-02; compliance with the approved development agreement, master drainage and traffic studies; right-of-way dedication as required by the development agreement and master traffic study; and all applicable standard conditions for this application type. Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; is strongly encouraged to issue a noise disclosure statement the purchaser of each residential unit in the proposed development and to forward the completed noise disclosure statements to the Department of Aviation's Noise Office for recordation; the Federal Aviation Administration (FAA) 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.

Applicant's Justification

The applicant is requesting an additional 10 years to allow for development of a future high school campus at this location. The surrounding area is still in the upward development pattern, making this location important for property retention.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1313-02 (ET-0211-10)	First extension of time for a future high school	Approved by BCC	December 2010
ZC-1313-02	Reclassified this property to P-F zoning	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Public Facilities	P-F	Regional Park
South	Open Lands	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

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. However, since this is now a conforming zone change, staff has no objection to this property becoming hard-zoned.

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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT
CONTACT: DIMITRIOS KARAPANAGIOTIS, CCSD REAL PROPERTY
MANAGEMENT, 1180 MILITARY TRIBUTE PL, HENDERSON, NV 89074



LAND USE APPLICATION 10A

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) _____ (OBJECTIVE APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>ZC-1313-02</u> (OBJECTIVE APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (OBJECTIVE APPLICATION #)	STAFF	DATE FILED: <u>11-6-2019</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>ASB</u> FEE: <u>NA</u> CHECK #: <u>N/A</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ PUBLIC HEARING? Y <input checked="" type="checkbox"/> TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>19-400151</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>12-11</u> TIME: <u>6 PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1-8 9 am</u> ZONE / AE / RNP: <u>RE to P-F</u> PLANNED LAND USE: _____ NOTIFICATION RADIUS: _____ SIGN? Y <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>USA</u> ADDRESS: _____ CITY: <u>Washington</u> STATE: <u>DC</u> ZIP: <u>20260</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Clark County School District - Linda Perri</u> ADDRESS: <u>1180 Military Tribute Pl</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214</u> CELL: _____ E-MAIL: <u>perrilk@nv.ccsd.net</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Dimitrios Karapanagiotis - CCSD Real Property Management</u> ADDRESS: <u>1180 Military Tribute Pl</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214</u> CELL: _____ E-MAIL: <u>karapda@nv.ccsd.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-28-801-002

PROPERTY ADDRESS and/or CROSS STREETS: Cactus Ave & Buffalo Dr

PROJECT DESCRIPTION: Extension of time of a conforming zone change for a 50 acre P-F zoned parcel

(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)* Linda K. Perri
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 5, 2019 (DATE)
 By Linda Perri
 NOTARY PUBLIC: Irma Coward



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



**CLARK COUNTY
SCHOOL DISTRICT**

BOARD OF SCHOOL TRUSTEES

Lola Brooks, President
Linda P. Cavazos, Vice President
Chris Garvey, Clerk
Irene A. Cepeda, Member
Danielle Ford, Member
Deanna L. Wright, Member
Dr. Linda E. Young, Member

Jesus E. Jara Ed.D., Superintendent

November 4, 2019

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

Re: Extension of Time Zone Boundary Amendment – Justification Letter
North side of Cactus Avenue, 630 feet west of Buffalo Drive

The Clark County School District (District) has a Recreation or Public Purpose Lease from the US Bureau of Land Management (BLM), on an approximate fifty (50) acre vacant parcel located at the north side of Cactus Avenue approximately six hundred and thirty (630) feet west of Buffalo Drive, Assessor's Parcel Number 176-28-801-002.

The subject parcel is located within the township of Enterprise, in unincorporated Clark County. The current planned land use designation for the parcel is PF (Schools, Churches, Public Facilities). The current zoning classification is Rural Estates Residential (R-E) under a Resolution of Intent to Public Facility (P-F). The original zoning classification (ZC-1313-02) was approved by the Board of County Commissioners on December 18, 2002, as part of the Mountain's Edge master plan, with an expiration date of December 18, 2010. A subsequent extension of time application [ZC-1313-02 (ET-0211-10)] extended the original zone change application to December 6, 2019 to complete.

The District is requesting a ten (10) year extension of time of the zone boundary amendment. The fifty (50) acre parcel has been designated as the site of a comprehensive high school; however, the District has not yet determined the commencement date of the school. The surrounding area is still in an upward development pattern, therefore, the District would like to retain the site as a Public Facility in case funding becomes available and design plans emerge sooner than anticipated.

Please do not hesitate to contact Dimitrios Karapanagiotis at (702) 799-5214 x 5409 if you should have any questions or require additional information.

Cordially,

A handwritten signature in black ink, appearing to read "L. Perri", is written over a faint, larger signature.

Linda K. Perri, Director
CCSD Real Property Management

ET-19-400151
PLANNING
COPY

Cc: File



CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Lola Brooks, President
Linda P. Cavazos, Vice President
Chris Garvey, Clerk
Irene A. Cepeda, Member
Danielle Ford, Member
Deanna L. Wright, Member
Dr. Linda E. Young, Member

Jesus F. Jara Ed.D., Superintendent

August 16, 2019

To Whom It May Concern:

I, David McKinnis, Chief of Facilities for the Clark County School District, hereby authorize Linda K. Perri, Director of Real Property Management, to sign the following on my behalf:

Temporary Right-of Entry
Entity Entitlement Applications
Declaration of Ownership
Revocable License Agreement

Sincerely,

A handwritten signature in black ink that reads "David McKinnis". The signature is written in a cursive style with a large, prominent "D" and "M".

David McKinnis
Chief of Facilities

ET-19-400151

PLANNER
COPY

FORD JERLYN
(TITLE 30)

UPDATE
JERLYN ST/COUGAR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500210-USA:

HOLDOVER TENTATIVE MAP consisting of 22 single family residential lots on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:
176-15-301-041

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:
Project Description

General Summary

- Site Acreage: 12.5
- Number of lots: 22
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size: ~~18,010/29,732 (net) and 18,281/30,232 (gross)~~
- Project Type: Single family residential

The plan depicts a proposed single family residential development consisting of 22 lots on 12.5 acres. The density is 1.8 dwelling units per acre. On the east half of the site, Pioneer Avenue (alignment) will continue in a north to south direction connecting Cougar Avenue (north) and Ford Avenue (South). Per the submitted plan, lots 1 through lots 9 face Cougar Avenue and lot 16 faces west toward Jerlyn Street. A **39 foot wide internal public** street running east to west with **cul-de-sac bulbs on each end** will cross Pioneer Avenue approximately 190 feet north of Ford Avenue which provides access to the remaining lots (10 through 15 and 17 through 22). Lastly, the minimum net lot size is **18,010** square feet and a maximum of **29,732** square feet net.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-19-0784	A request for waivers of development standards and design reviews is a companion item on this agenda.
VS-19-0796	A vacation and abandonment of a temporary construction easement is 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 does not support the waivers of development standards and design reviews, staff cannot support this request.**

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If Approved:

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

Public Works - Development Review

- 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;
- Right-of-way dedication to include 60 feet for Pioneer Way, 30 feet for Cougar Avenue, 30 feet for Jerlyn Street, 30 feet for Ford Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site permits will be required; 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shown as "A" and "B" shall have the same name.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0574-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

COUNTY COMMISSION ACTION: November 20, 2019 – HELD – To 01/08/20 – per the applicant.

APPLICANT: D.R. HORTON, INC.
CONTACT: D.R. HORTON, INC., 1081 WHITNEY RANCH DR, SUITE 141,
HENDERSON, NV 89014



TENTATIVE MAP APPLICATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE: TENTATIVE MAP (TM)
DATE FILED: 10/2/19
PLANNER ASSIGNED: Joe
APP. NUMBER: TM-19-500210
TAB/CAC: ENTERPRISE
TAB/CAC MTG DATE: 10/30 TIME: 6PM
PC MEETING DATE: 11/19/19
BCC MEETING DATE:
ZONE / AE / RNP: RE RNP1
PLANNED LAND USE: PE
NOTES:

PROPERTY OWNER: NAME: D. R. Horton
ADDRESS: 1081 Whitney Ranch Drive Suite 141
CITY: Henderson STATE: NV ZIP: 89014
TELEPHONE: 702-635-3600 CELL:
E-MAIL: JRGenovese@drhorton.com

APPLICANT: NAME: D. R. Horton
ADDRESS: 1081 Whitney Ranch Drive Suite 141
CITY: Henderson STATE: NV ZIP: 89014
TELEPHONE: 702-635-3600 CELL:
E-MAIL: JRGenovese@drhorton.com REF CONTACT ID #:

CORRESPONDENT: NAME: D. R. Horton (c/o Joe Genovese)
ADDRESS: 1081 Whitney Ranch Drive Suite 141
CITY: Henderson STATE: NV ZIP: 89014
TELEPHONE: 702-635-3600 CELL:
E-MAIL: JRGenovese@drhorton.com REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): 176-15-301-041
PROPERTY ADDRESS and/or CROSS STREETS: Generally at southeast corner of Jerlyn St & Cougar Ave
TENTATIVE MAP NAME: Ford & Jerlyn
NUMBER OF LOTS: 22 GROSS/NET ACREAGE 12.5 GROSS/NET DENSITY 1.8 lot/acre

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)* [Signature]
Property Owner (Print) David Jennings
STATE OF Nevada
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON September 20, 2019 (DATE)
By David Jennings
NOTARY PUBLIC: [Signature]
SUZANNE KATHERINE BROWN
Notary Public, State of Nevada
Appointment No. 17-2854-1
My Appt. Expires Mar 31, 2021

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



CIVIL
ENGINEERING

3816 Marsh Sparrow Lane
North Las Vegas, NV 89084
Office 702.518.7920
www.strive-nv.com

October 2, 2019

Ms. Jillee Opiniano-Rowland
Senior Planner, Clark County
Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Ford Jerlyn Justification Letter for Tentative Map, Design Review, and Vacation Applications (APN: 176-15-301-041)

Dear Ms. Opiniano-Rowland:

On behalf of our client, DR Horton, we are pleased to offer this Justification Letter for a Tentative Map, Design Review, and Vacation, in support of a proposed +/- 12.5 acre residential subdivision generally located at the southeast corner of Jerlyn Street and Cougar Avenue located within Clark County Jurisdiction.

Project Description:

The proposed single family residential development consists of twenty-two (22) lots on +/- 12.5 gross acres, for a gross density of 1.8 lots per acre. The site consists of one parcel; APN 176-15-301-041 (12.5 acres) is located at the southeast corner of the intersection of Jerlyn Street and Cougar Avenue. This parcel is currently zoned R-E (Rural Estates Residential) and falls in the Enterprise Land Use Plan. The project site is surrounded by a mix of undeveloped and rural properties.

The subdivision will feature a mix of rural estate lots that face public right-of-way. The site is proposing rural street standards with 32-foot access roads where pavement does not currently exist, which is consistent with the Clark County development guidelines in this area. Additionally, 37-foot wide private culs-de-sac are proposed for the interior facing lots. Semi-custom homes are proposed for the planned 22 lots.

Tentative Map:

The proposed development requires a tentative map as detailed per Title 30.28. The development will take direct ingress from proposed 32-foot access roads along Jerlyn Street, Cougar Avenue, Pioneer Way, and Ford Avenue. For the interior facing lots, 37-foot wide private culs-de-sac are proposed. It is anticipated that the proposed single family residential development will generate less than 50 total trips in a peak hour and therefore a traffic impact analysis is not required for this application.

Based on readily available record drawings, potable water is available in Jerlyn Street. Similarly, the closest available sanitary sewer is located within Wigwam Avenue. At the time of the preparation of this letter, it is anticipated that the point of connection for potable water for the proposed development will be at the intersection of Jerlyn Street and Cougar Avenue. The anticipated point of connection for sanitary sewer is Wigwam Avenue and Monte Cristo Way. Drainage of storm runoff is sheet flow from the west to the east, and this existing drainage pattern will be generally maintained.

Design Review:

The proposed development requires a design review to allow fills in excess of 18-inches up to a maximum of 36-inches adjacent to zoned residential properties as required per Title 30.32.040(9). This request for fill heights will remain consistent with the currently allowed retaining wall height maximums outlined in Title 30. These requests are necessary to direct storm runoff around habitable structures and provide adequate flood protection.



Vacation:

Currently, there is a 20-foot wide temporary construction of right-of-way easement along the south half of Cougar Avenue adjacent to north side of the project site that was recorded per instrument 20180828:0002200. At the request of Clark County Planning Staff at a pre-submittal meeting held on September 24, 2019, this temporary construction easement needs to be vacated since the construction of the proposed development will occur prior to the expiration of this easement.

Conclusion:

The proposed single family residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. Because of this project, slight increases on utility services are perceived due to the increased residential presence in the area. Despite this fact however, there are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject properties and maintain sufficient levels of services to existing developments in the area. No significant adverse impacts to the existing natural environment are anticipated.

The project parcel is located within an R-E (Rural Estates Residential) zone and the proposed development generally complies with all applicable provisions of the Clark County Development Code, Title 30 standards, and the goals of the Enterprise Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving this application. If there are any additional questions regarding this application, please do not hesitate to contact me at (801) 599-9344.

Kind regards,

Strive Engineering, LLC
John Meng, PE
President

cc: D.R. Horton
Joanna Opena (Strive)

01/08/20 BCC AGENDA SHEET

HIGHLANDS RANCH UNIT 29
(TITLE 30)

FRIAS AVE/JONES BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500238-GAMEDAY, LLC; CFT LANDS, LLC; & HLI, LLC;

TENTATIVE MAP consisting of 222 residential lots and common lots on 45.7 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Jones Boulevard and the north and south sides of Frias Avenue (alignment) within Enterprise. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

176-25-301-010 through 176-25-301-012; 176-25-301-016; 176-25-301-022

LAND USE PLAN:

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

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

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20.8 developed/45.7 entire site
- Number of Lots/Units: 222 residential/14 common/2 large lots for future development
- Density (du/ac): 4.8 site/7.5 for developing portion
- Minimum/Maximum Lot Size (square feet): 3,566/9,373 (gross/net)
- Project Type: Single family residential development

The plan depicts a 222 lot single family residential subdivision with 14 common lots and 2 large lots reserved for future development. The large lots are 85,226 square feet and 533,023 square feet, and the lots are located on the south and east sides of the site. Frias Avenue will be developed as a 60 foot wide public street on the south side of the site, and five, 42 foot wide private streets connecting to Frias Avenue will provide internal access to the subdivision. The 42 foot wide private streets will include 4 foot wide sidewalks on 1 side of the streets, and 2 of the streets will terminate in cul-de-sacs located within 2 overlapping 100 foot wide power line easements on the east side of the site. The power line easements run in a northeast/southwest direction.

Twenty-three residential lots located in the northeast side of the project will take access from Haleh Avenue, which runs east/west along the north side of the project. Five residential lots

located on the south side of the project will take access from Frias Avenue. The remainder of the residential lots will access internal private streets.

Perimeter landscaping includes a 10 foot wide landscape strip along Frias Avenue (except no street landscaping is provided in front of the 5 lots that access Frias Avenue) with an attached sidewalk, a 15 foot wide landscape strip along Jones Boulevard with a detached sidewalk, and a 10 foot wide landscape strip along Haleh Avenue (except no street landscaping is provided in front of the 23 lots that access Haleh Avenue) with an attached sidewalk. Internal landscaping includes 6 foot wide landscape strips along portions of the internal private streets.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0743	Reclassified southern portions of the site to an R-2 zoning for a single family residential development, northern portions of the project were designated as future development, which is incorporated into this subject application	Approved by BCC	November 2019
TM-19-500194	162 single family residential lots	Approved by BCC	November 2019
VS-19-0744	Vacated and abandoned easements and rights-of-way	Approved by BCC	November 2019
ZC-0362-04	Reclassified the western portion of this site to R-3 zoning and the southern portion of the site to RUD	Approved by BCC	May 2004
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 du/ac to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-E, R-2, & R-3	Single family residential subdivisions & undeveloped
South	Residential Medium (3 du/ac to 14 du/ac) & Residential Suburban (up to 8 du/ac)	R-2	Approved 162 lot single family residential subdivision, existing single family residential subdivision, & undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped & single family residential subdivision
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential subdivision

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

Related Applications

Application Number	Request
ZC-19-0891	A zone change to reclassify the site to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
VS-19-0889	A vacation and abandonment of 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

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 McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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 to 60 feet for Frias Avenue, 30 feet for Haleh Avenue, and the associated spandrels;
- If required by the Regional Transportation Commission, construct a standard bus turnout on the east side of Jones Boulevard, north of and as close as practical to Frias Avenue and include a 5 foot by 25 foot bus shelter pad easement behind the sidewalk;

- Applicant shall ensure that the vacation of the Frias Avenue cul-de-sac bulb is recorded with the final map;
- Applicant shall be responsible for the reconstruction of Frias Avenue as a 60 foot wide through street by removing all asphalt, curb, gutter, and sidewalk from the existing cul-de-sac and reconstructing the improvements in the correct location.
- 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The 42 feet private street providing access to Lot 3 shall be named;
- Avondale Rise shall have an approved suffix.

Department of Aviation

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

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 #0586-2019 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: WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE ST, SUITE 216, LAS VEGAS, NV 89118



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>11/13/19</u> PLANNER ASSIGNED: <u>JST</u> ACCEPTED BY: <u>JST</u> FEE: <u>\$750.00</u> CHECK #: <u>100274</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>J</u> TRAILS? Y/ <input checked="" type="checkbox"/> N	APP. NUMBER: <u>TM-19-500238</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>12/11</u> TIME: <u>6pm</u> PC MEETING DATE: <u>X</u> BCC MEETING DATE: <u>1/8/20</u> ZONE / AE / RNP: <u>R-E/R-3 to R-2</u> PLANNED LAND USE: <u>ENT RM + RS</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Gameday, LLC</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
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APPLICANT	NAME: <u>American West Development Inc</u> ADDRESS: <u>250 Pilot Road</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 #: <u>178928</u>
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CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S Arville Street, 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> REF CONTACT ID #: <u>432024 197346</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-25-301-010 & 176-25-301-011

PROPERTY ADDRESS and/or CROSS STREETS: Jones Blvd & Frias Avenue

TENTATIVE MAP NAME: Highlands Ranch Unit 29

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

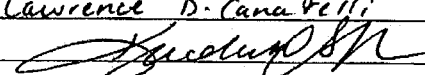
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

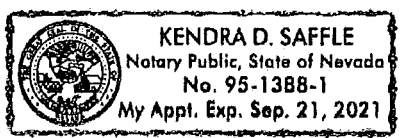

 Property Owner (Signature)*

Lawrence D. Canarelli
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 28, 2019 (DATE)
 By Lawrence D. Canarelli

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.

Westwood

5740 S. Arville St., Suite 216
Las Vegas, NV 89118

Main (702) 284-5300

westwoodps.com
(888) 937-5150

November 11, 2019

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

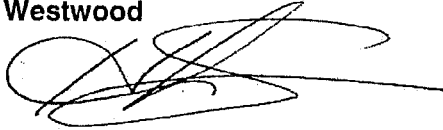
TM-19-500238

SUBJECT: Tentative Map for Highland Ranch 29

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 Zone Change, Waiver of Standards, Design Review, Use Permit and Vacation applications. 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 be heard concurrently since they are companion items on the same site.

Sincerely,
Westwood



Hannah Swan
Project Coordinator I

FRIAS AND ARVILLE
(TITLE 30)

FRIAS AVE/ARVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500243-CORTNEY MARY A:

TENTATIVE MAP consisting of 35 residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Frias Avenue and the west side of Arville Street within Enterprise. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
177-30-401-002; 177-30-401-003

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 35
- Density (du/ac): 7.0
- Minimum/Maximum Lot Size (square feet): 3,306/4,456 (gross/net)
- Project Type: Single family residential subdivision

The plans depict a 35 lot single family residential subdivision with a single point of access from Frias Avenue. Forty three foot wide private streets with a sidewalk on 1 side of the streets provide access within the subdivision. The layout of the streets includes an east/west street that terminates in a cul-de-sac on the west side and 2 stub streets on the east side.

A 50 foot wide Nevada Power Company easement runs along the north side of the site, adjacent to Frias Avenue. Landscaping and a meandering path are provided in this easement. An attached sidewalk with a 6 foot wide landscape strip is also provided along Frias Avenue, and a detached sidewalk with a 15 foot wide landscape strip is provided along Arville Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0687	Reclassified the western 2.5 acres of the subject site to R-2 zoning for an 18 lot single family subdivision	Approved by BCC	October 2019
TM-19-500178	18 lot single family subdivision on the western 2.5 acres of the subject site	Approved by BCC	October 2019
VS-19-0686	Vacated and abandoned government patent easements on the western 2.5 acres of the subject site	Approved by BCC	October 2019

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-19-0896	A zone change for a single family residential subdivision is a companion item on this agenda.
VS-19-0895	A vacation and abandonment of a 5 foot wide easement along the east property line 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 McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

**Staff Recommendation
Approval.**

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

- Expunge TM-19-500178.
- 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 15 feet to back of curb for Arville Street, 30 feet for Frias Avenue, and associated spandrel.
- 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 approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Arville Springs shall have the suffix Court.

Department of Aviation

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

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 #0499-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA
CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

DRAFT



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>11/14/19</u> PLANNER ASSIGNED: <u>JST</u> ACCEPTED BY: <u>JST</u> FEE: <u>750</u> CHECK #: <u>1804074</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>N</u> TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? Y/ <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-19-500243</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>12/11/19</u> TIME: <u>6pm</u> PC MEETING DATE: <u>---</u> BCC MEETING DATE: <u>1/8/20</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>ENTRS</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>CFT Lands LLC</u> ADDRESS: <u>250 Pilot Rd #140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Summit Homes of Nevada Attn: Andrew Acuna</u> ADDRESS: <u>3425 Cliff Shadows Parkway, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-365-8588</u> CELL: _____ E-MAIL: <u>andrewa@summithomesnv.com</u> REF CONTACT ID #: <u>170565</u>
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CORRESPONDENT	NAME: <u>Taney Engineering Attn: Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-30-401-003, 177-30-401-002

PROPERTY ADDRESS and/or CROSS STREETS: W. Frias Ave and Arville St

TENTATIVE MAP NAME: Frias and Arville

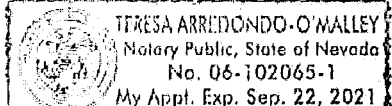
NUMBER OF LOTS: 35 GROSS/NET ACREAGE 5.37 AC GROSS/NET DENSITY 6.5 Lots/AC

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, PRESIDENT
 Property Owner (Print) INVESTMENT MANAGER, INC. MANAGER
CFT LANDS, LLC

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 10/21/19 (DATE)
 By LAWRENCE D. CANARELLI, President
 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.



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: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ TRAILS? Y / N _____ PFNA? Y / N _____	APP. NUMBER: <u>TM-19-500243</u> TAB/CAC: _____ TAB/CAC MTG DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTES: _____
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PROPERTY OWNER	NAME: <u>Mary A Cortney</u> ADDRESS: <u>7649 Dove Canyon St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Summit Homes of Nevada Attn: Andrew Acuna</u> ADDRESS: <u>3425 Cliff Shadows Parkway, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-365-8588</u> CELL: _____ E-MAIL: <u>andrewa@summithomesnv.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering Attn: Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-401-002, 177-30-401-003

PROPERTY ADDRESS and/or CROSS STREETS: W. Frias Ave and Arville St

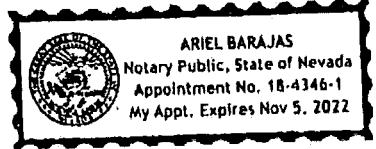
TENTATIVE MAP NAME: Frias and Arville

NUMBER OF LOTS: 35 GROSS/NET ACREAGE 5.37 AC GROSS/NET DENSITY 6.5 Lots/AC

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.

Mary A. Cortney Property Owner (Signature)*
Mary A. Cortney Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 08/06/2019 (DATE)
 By Mary Agnes Cortney
 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.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

November 8, 2019

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

Re: Frias and Arville (APN 177-30-401-002, 003) – Tentative Map Hold Letter

Dear Mr. Tasko:

Taney Engineering, on behalf of our client, Summit Homes of Nevada LLC, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Conforming Zone Change, Design Review and Vacation).

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

Sincerely,
TANEY ENGINEERING

Janna Felipe
Project Coordinator

ON-PREMISES CONSUMPTION OF ALCOHOL BLUE DIAMOND RD/CHIEFTAIN ST
(TAVERN)
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0581-LODGE AT BLUE DIAMOND LAND, LLC:

USE PERMIT to reduce the separation from a proposed on-premises consumption of alcohol establishment (tavern) and a residential use.
DESIGN REVIEWS for the following: 1) proposed tavern redesign; and 2) increased finished grade for a tavern on 1.5 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Blue Diamond Road, 350 feet west of Chieftain Street (alignment) within Enterprise. JJ/lm/jd (For possible action)

RELATED INFORMATION:

APN:
176-19-601-012

USE PERMIT:
Reduce the separation from an on-premises consumption of alcohol (tavern) to a residential use to 91 feet 8 inches where 200 feet is required per Table 30.44-1 (a 54% reduction).

DESIGN REVIEWS:
1. Proposed tavern redesign.
2. Increase finished grade height to 36 inches where 18 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: On-premises consumption of alcohol (tavern)
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 6,313
- Parking Required/Provided: 67/95

Site Plans & History

The previously approved plans for ZC-1020-04 depicted a proposed tavern accessed by a single driveway onto Tee Pee Lane (alignment along the west property line). Since, that approval single family residential development has occurred on the properties to the north where Tee Pee Lane has not been dedicated. Subsequently, there have been 2 additional plans approved for a tavern on this parcel, which have expired, with this being the third and latest design.

The plans depict a proposed tavern in the southeast portion of the parcel set back 16 feet 6 inches from the south property line which is the north right-of-way line for Blue Diamond Road. The right-of-way line is approximately 60 feet north of the roadway that is currently improved. The site is over-parked and parking is depicted to the west and north of the proposed building with a row of tandem parking adjacent to the north property line landscape buffer. The loading area and trash enclosure are located on the north side of the building. The entrance to the building is from the west side of the tavern. The parcel will have a single point of access from Blue Diamond Road with future cross access provided to the parcels to the east and west.

Landscaping

The street landscaping along Blue Diamond Road consists of a 15 foot wide landscape area with a detached sidewalk. Parking lot landscaping is distributed throughout the site. Along the north property line adjacent to single family residential development, there is a 10 foot wide landscape buffer with 2 rows of trees with Holly Oak trees (24 inch box) in the northerly row and Australian Bottle trees (24 inch box) in the southerly row.

Lighting

Pad site lighting is provided by 20 foot high shielded parking lot light poles located in the parking lot landscape fingers and along the north property line.

Elevations

The plans depict the proposed tavern with a flat roof with varying parapet wall heights ranging from 23 feet to 28 feet high. The proposed elevations of the tavern include painted cement plaster panels, decorative panels, and metal awnings.

Floor Plans

The plans depict a 6,313 square foot tavern with bar, dining areas, restrooms, kitchen, and storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the design of the tavern has changed to a contemporary design and that the reduction in separation is less than previously approved due to the changes in the architectural design. Additionally, the applicant indicates that the site has a natural drainage wash that will need to be filled and that the proposed landscaping along the north property line will help mitigate the potential impact of the increased grade and the reduction in separation to the residential properties.

Prior Land Use Requests

Application Number	Request	Action	Date
ORD-19-900507	Development Agreement for a tavern	Approved by BCC	October 2019
UC-0263-17	Reduced separation from a tavern to a residential use - expired	Approved by BCC	June 2017
UC-1413-06	Reduced separation from a tavern to a residential use - expired	Approved by BCC	November 2006
ZC-1020-04	Reclassified the parcel to C-2 zoning for a restaurant/lounge	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
East & West	Commercial General	H-2	Undeveloped
South	Residential Medium (3 to 14 du/ac)	R-2	Single family residential development

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

Related Applications

Application Number	Request
WC-19-400130 (ZC-1020-04)	A waiver of conditions of a zone change requiring right-of-way dedication 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
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 current request further reduces the separation compared to prior requests which were approved. Staff finds this request to be partially self-imposed as the driveway entrance has been moved to the west, thereby allowing room for the building which could be turned to an east/west alignment which would increase the separation of the use to the residential property to the north. As previously noted in prior land use requests the residences to the north are 2 story and have a

minimum of 5 foot side yard setbacks to the shared property line and this latest parking lot design has included additional parking adjacent to the northerly landscape buffer. Therefore, staff finds the reduction in separation, and thereby the tavern will have adverse or negative impacts on adjacent residential properties and cannot support this request.

Design Review #1

Staff finds that the design of the proposed building and lighting comply with Title 30, however, staff is unable to support the use and therefore, is unable to support the design review.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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;

- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Installation of curb return driveways along Blue Diamond Road must be perpendicular to Blue Diamond Road and comply with Uniform Standard Drawings 222.1 and 225.
- 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 approval; 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.

Building Department - Fire Prevention

- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0425-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: LODGE AT BLUE DIAMOND, LLC
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 STE 577, LAS VEGAS, NV 89134**



LAND USE APPLICATION 14A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7/25/2019</u> APP. NUMBER: <u>UC/DR-19-0581</u> PLANNER ASSIGNED: <u>LHN</u> TAB/CAC: <u>ENTERPRISE</u> ACCEPTED BY: <u>LHN</u> TAB/CAC MTG DATE: <u>8/28</u> TIME: <u>6pm</u> FEE: <u>\$ 2050</u> PC MEETING DATE: _____ CHECK #: <u>118 & 116</u> BCC MEETING DATE: <u>9/18/2019</u> COMMISSIONER: <u>JJ</u> ZONE / AE / RNP: <u>C2 (N/A)</u> OVERLAY(S)? <u>MUD-3</u> PLANNED LAND USE: <u>ENTCLG</u> PUBLIC HEARING? <u>Y/N</u> NOTIFICATION RADIUS: <u>1500</u> SIGN? <u>(Y) N</u> TRAILS? <u>Y (N)</u> PFNA? <u>(Y) N</u> LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Lodge at Blue Diamond, LLC-Stuart Apollo</u> ADDRESS: <u>3399 S. Durango</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: <u>702-279-0050</u> E-MAIL: <u>lodgetaverns@hotmail.com</u>	
APPLICANT	NAME: <u>same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>LAS Consulting-Lucy Stewart</u> ADDRESS: <u>1930 Village Center Dr. Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-19-601-012
 PROPERTY ADDRESS and/or CROSS STREETS: N. side of Blue Diamond, west of Chiefton
 PROJECT DESCRIPTION: revise location of tavern adjacent to residential

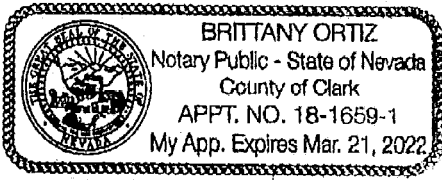
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

_____ Stuart E. Apollo
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 22, 2019 (DATE)
 By Stuart E. Apollo

NOTARY PUBLIC: Britin



*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.

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

July 24, 2019

Ms. Lorna Phegley, Current Planning
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89134

RE: APN 176-19-601-012 Justification letter

Dear Ms. Phegley:

Please accept this letter as a request to update the location of a tavern and increase the separation between a tavern and residential to the north. The property was originally approved for commercial zoning in 2004, and a use permit and design review were approved in 2017. A reduction to 123 feet where a 200-foot separation is required between the tavern and residences was also approved. We are also requesting approval of the lighting package. Signage will be submitted by the sign company. We are requesting this use permit in addition to the previous approvals which also included a waiver of a conditions for the dedication of a street.

Neighborhood meetings were held previously, and we anticipate holding another neighborhood meeting to show the new plans to the residences.

The architect has been finalizing the plans, and the orientation of the building has changed. This results in a reduction of the setback between the houses and the tavern to 93 feet, where 123-foot reduction was approved. The square footage of the tavern has been reduced from 6770 square feet to 6313 square feet and 520 square feet of patio space. The patio is oriented to the south, adjacent to Blue Diamond. Landscaping is shown around the building and intense landscaping is adjacent to the residences to the north. The plant material along the northern boundary are plants that were requested by the neighbors and added as an agreed upon condition of the previous approval. Cross access is provided to the parcel to the west.

**CIVIL
ENGINEERING**

1

The elevation of the building is concrete and metal veneer. The highest height of the roof line is 28 feet. The previous plan showed more of a traditional lodge style, this revised plan has a more contemporary style, flat roof, and looks similar to the Lodge at St. Rose.

The site has drainage running through it and as a result, the site will require fill. The houses to the north are a finished floor elevation of 2849.22 feet, and the pad of the lodge is 2853 feet, a difference of 3.78 feet. While the tavern is somewhat higher than the residences, it is oriented with the patio to the south, away from the residences, and the front door facing the west. Landscaping screens the building from the residences, and the landscaping along the wall along the property line will provide screening to the north.

We believe this is an improvement to the plans. And respectfully request approval.

Yours truly,

Lucy Stewart

Lucy Stewart

01/08/20 BCC AGENDA SHEET

EASEMENT
(TITLE 30)

UPDATE
JERLYN ST/COUGAR AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0796-USA:

HOLDOVER VACATE AND ABANDON an easement of interest to Clark County located between Jerlyn Street and Monte Cristo Way and between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:
176-15-301-041

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

Per the submitted plans the applicant is requesting to vacate and abandon a 20 foot wide temporary construction easement (N-96246-01) recorded as Instrument Number: 20180829:00318 of the Clark County Official Records. Vacating the temporary construction easement is necessary for the construction of a proposed single family residential development.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-19-0784	A request for waivers of development standards and design reviews is a companion item on this agenda.
TM-19-500210	A tentative map for a 22 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 60 feet for Pioneer Way, 30 feet for Cougar Avenue, 30 feet for Jerlyn Street, 30 feet for Ford 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS: 3 cards

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: November 20, 2019 – HELD – To 01/08/20 – per the applicant.

APPLICANT: D.R. HORTON, INC.

CONTACT: D.R. HORTON, INC., 1081 WHITNEY RANCH DRIVE, SUITE 141,
HENDERSON, NV 89014

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 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>9-19-19</u> PLANNER ASSIGNED: <u>AL</u> ACCEPTED BY: _____ FEE: <u>\$1,350.00</u> CHECK #: <u>2580/2581</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0756</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>5/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MTG DATE: _____ <u>9:00AM</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>Ent RH</u>
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PROPERTY OWNER	NAME: <u>Marguerite E. Luce ETAL</u> ADDRESS: <u>10368 Brighton Hill Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	--

APPLICANT	NAME: <u>Paragon Life, LLC</u> ADDRESS: <u>6402 MCLEOD DRIVE, UNIT 1</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: <u>702-277-0097</u> E-MAIL: <u>mo.seebeck@paragon.life</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Peter Laas - Impulse Civil Engineering, LLC</u> ADDRESS: <u>7485 WEST AZURE DRIVE, SUITE 226</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-815-0720</u> CELL: <u>702-308-7115</u> E-MAIL: _____ REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-301-014, 177-30-301-009, & 177-30-301-008

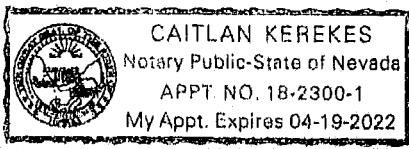
PROPERTY ADDRESS and/or CROSS STREETS: Ullom Drive & West Frias Avenue

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.

Marguerite E. Luce
 Property Owner (Signature)*

Marguerite E. Luce
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 7/12/19 (DATE)
 By Marguerite E. Luce
 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.

Impulse

Civil Engineering & Planning

7485 West Azure Avenue, Suite 226

Las Vegas, NV 89130

PHONE 702-815-0720

FAX 702-478-8535

September 18, 2019

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

VS-19-0756

RE: **PARAGON ILLUSTRIA**
Vacation of Patent Easement #1211295
Project Description & Justification Letter
APN: 177-30-301-014, 177-30-301-009, & 177-30-301-008

Dear Mr. Laird:

Please accept this letter as our project description and justification for a vacation of an existing patent easement, #1211295. The project description is as follows:

PROJECT DESCRIPTION

This walkable community of 53 compact single-family lots is being proposed on 5.23 gross-acres with R-3 zoning. There are three existing parcels that comprise the property: A.P.N. 177-30-301-008, A.P.N. 177-30-301-009, and A.P.N. 177-30-301-014. Access to the proposed community will be provided via an existing sixty foot (60') wide right-of-way for Ullom Drive.

JUSTIFICATION

Vacation of Patent Easement - The developer requests a vacation of the existing thirty-three foot (33') patent easement #1211295 on 2.50 acres, which encompasses parcels 177-30-301-008 and 177-30-301-014, specifically Lot 33 of section 30, and grants right of way for roadway and public utilities. Thirty feet (30') of the existing patent easement would not be vacated along Ullom Drive to provide public right-of-way and develop Ullom Drive into the sixty foot (60') right-of-way, while vacating three feet (3') for the sidewalk along the east portion of the site. The full thirty-three feet (33') would be vacated along the south, west, and north portions of the site, as public right of way and utilities are not being developed around these boundaries of the site. Please refer to the attached legal and exhibits for clarity on the proposed vacation.

Approval of this vacation request will allow the site to be developed as proposed. Your consideration of this proposal is greatly appreciated. If you require any additional information or if you have any questions regarding the materials that have been provided, please feel free to contact me at my office (702-815-0720) or via email at SLass@ImpulseCivil.net.

Sincerely,
Impulse Civil Engineering



Samantha Major
Project Coordinator

VS-19-07 SC

$$I = \int F \cdot dt$$

EASEMENTS & RIGHTS-OF-WAY
(TITLE 30)

FRIAS AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0889-GAMEDAY, LLC, CFT LANDS, LLC, & HLI, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Cascadia Creek Street (alignment), and between Haleh Avenue (alignment) and Frias Avenue (alignment) and a portion of a right-of-way being Jones Boulevard located between Haleh Avenue (alignment) and Frias Avenue (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

176-25-301-010 through 176-25-301-012; 176-25-301-016; 176-25-301-022

LAND USE PLAN:

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

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

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements and right-of-way. Patent easements to be vacated include 33 foot wide and 3 foot wide easements around 2 parcels in the northwest portion of the overall site, two, 30 foot wide easements (60 foot wide total) on either side of the Red Rock Street alignment, and two, 30 foot wide easements (60 foot wide total) on either side of the Dunoville Street alignment. Right-of-way to be vacated includes two, 5 foot wide portions of the east side of Jones Boulevard. Vacating the patent easements is necessary for the proposed single family subdivision, and vacating the portion of Jones Boulevard will accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0362-04	Reclassified the western portion of this site to R-3 zoning for future residential development, and an adjacent area to the south of the subject site to RUD	Approved by BCC	May 2004
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 du/ac to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-E, R-2, & R-3	Single family residential subdivisions & undeveloped
South	Residential Medium (3 du/ac to 14 du/ac) & Residential Suburban (up to 8 du/ac)	R-2	Approved 162 lot single family residential subdivision, existing single family residential subdivision, & undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped & single family residential subdivision
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential subdivision

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

Related Applications

Application Number	Request
ZC-19-0891	A zone change to reclassify the site to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
TM-19-500238	A tentative map for a 222 lot single family residential 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 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 to 60 feet for Frias Avenue, 30 feet for Haleh Avenue, and the associated spandrels;
- If required by the Regional Transportation Commission, construct a standard bus turnout on the east side of Jones Boulevard, north of and as close as practical to Frias Avenue and include a 5 foot by 25 foot bus shelter pad easement behind the sidewalk;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

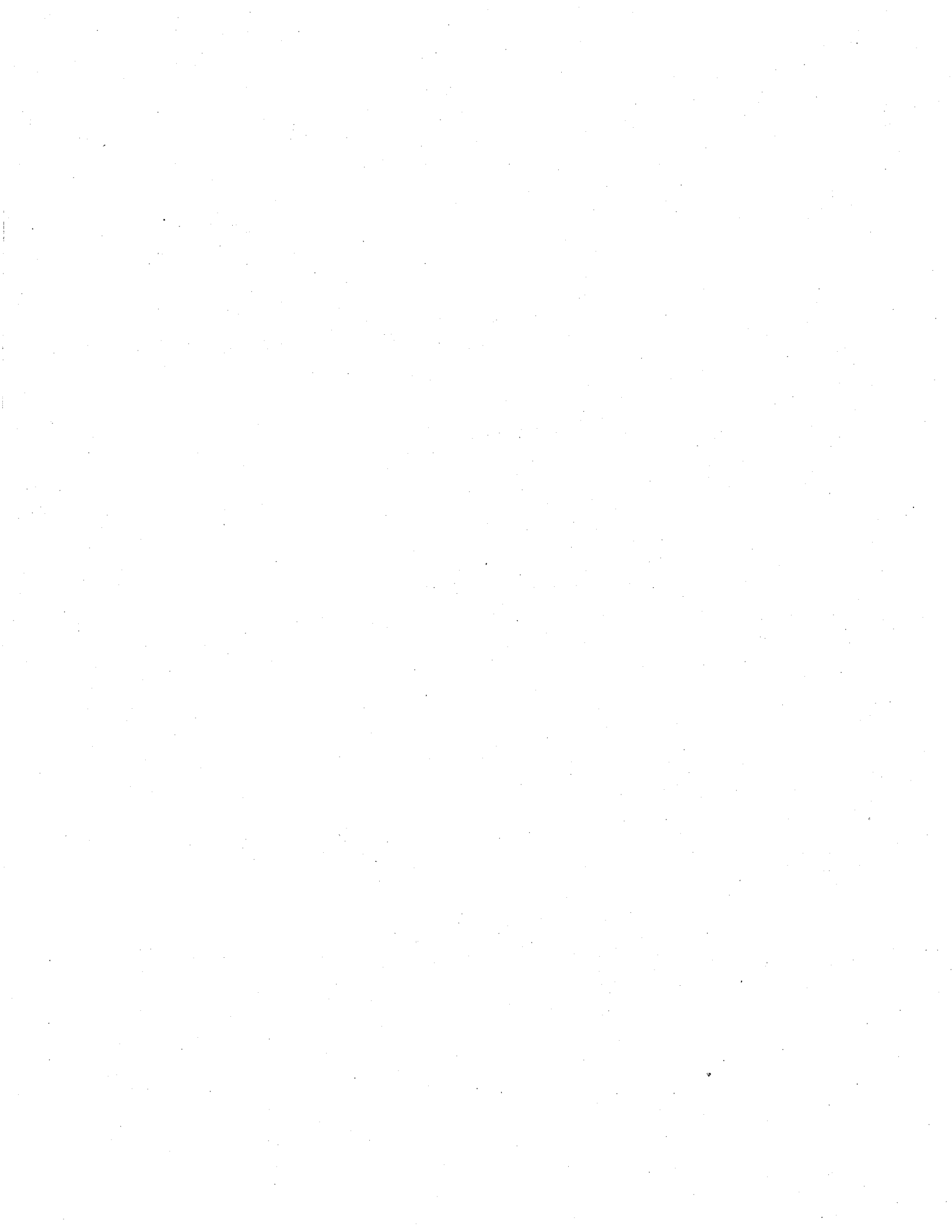
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC.

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE ST, SUITE 216, LAS VEGAS, NV 89118





VACATION APPLICATION 16A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>11/13/19</u> PLANNER ASSIGNED: <u>JST</u> ACCEPTED BY: <u>JST</u> FEE: <u>875</u> CHECK #: <u>100171/100272</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>N</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0889</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>12/11</u> TIME: <u>6pm</u> PC MEETING DATE: <u>X</u> BCC MTG DATE: <u>1/8/20</u> ZONE / AE / RNP: <u>RE/R3 to R-2</u> PLANNED LAND USE: <u>ENTERPRISE</u>
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PROPERTY OWNER	NAME: <u>Gameday, LLC</u> ADDRESS: <u>250 Pilot Road</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</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S Arville Street, 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> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-25-301-010 & 176-25-301-011

PROPERTY ADDRESS and/or CROSS STREETS: Jones Blvd & Frias 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.

Property Owner (Signature)*

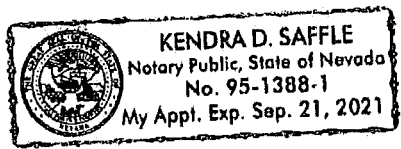
Lawrence D. Canarelli

Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 28, 2019 (DATE)
 By Lawrence D. Canarelli

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.

Westwood

5740 S. Arville St., Suite 216
Las Vegas, NV 89118

Main (702) 284-5300

westwoodps.com
(888) 937-5150

5 November 2019

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

VS-19-0889

**RE: Highlands Ranch Unit 29 (222 lot Subdivision)
Justification Letter for Patent Easement and Right of Way Vacation
SHG Project No. AWD1906-000**

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

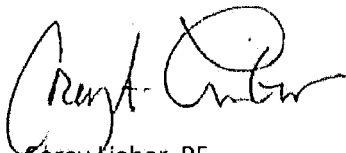
The project sites associated with the subject application are approximately 45.7± gross acres and covers APN 176-25-301-010 and 011, 012, 016, and 022. This development is located in a portion of Section 25, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 222 lots with a gross density of 4.77 dwelling units per acre. The parcels are currently zoned both R-E and R-3.

The applicant is vacating Patent Easements and Right of Ways that are in conflict with the proposed site plan for the subject residential development. These easements were originally dedicated as part of the requirements associated with the recorded parcel map. This request will be in compliance with the conditions of the Tentative Map submitted for Highlands Ranch Unit 29 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: Mark Dunford, American West Development;
Chelsea Jensen, WPS



VACATION APPLICATION 16A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>11/13/19</u>	APP. NUMBER: <u>VS-19-0889</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>JT</u>	TAB/CAC <u>Enterprise</u>
		ACCEPTED BY: <u>JT</u>	TAB/CAC DATE: <u>12/11</u> TIME: <u>6pm</u>
		FEE: <u>875</u> CHECK #: <u>100171/100272</u>	PC MEETING DATE: <u>X</u>
		COMMISSIONER: <u>JJ</u>	BCC MTG DATE: <u>1/8/20</u>
		OVERLAY(S)? <u>N</u>	ZONE / AE / RNP: <u>EE/R3 to R-2</u>
		TRAILS? <u>Y(N)</u> PFNA? <u>Y(N)</u>	PLANNED LAND USE: <u>ENTER/R5</u>

PROPERTY OWNER	NAME: <u>Gameday, LLC</u>
	ADDRESS: <u>250 Pilot Road</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</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 S Arville Street, 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> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-25-301-010 & 176-25-301-011

PROPERTY ADDRESS and/or CROSS STREETS: Jones Blvd & Frias 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.

Lawrence D. Canarelli

Property Owner (Signature)*

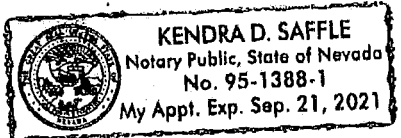
Lawrence D. Canarelli

Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 28, 2019 (DATE)
 By Lawrence D. Canarelli

NOTARY PUBLIC: [Signature]



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5 November 2019

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

VS-19-0889

**RE: Highlands Ranch Unit 29 (222 lot Subdivision)
Justification Letter for Patent Easement and Right of Way Vacation
SHG Project No. AWD1906-000**

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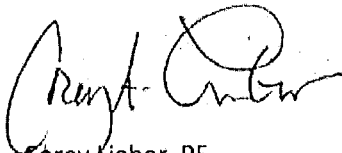
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The applicant is vacating Patent Easements and Right of Ways that are in conflict with the proposed site plan for the subject residential development. These easements were originally dedicated as part of the requirements associated with the recorded parcel map. This request will be in compliance with the conditions of the Tentative Map submitted for Highlands Ranch Unit 29 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: Mark Dunford, American West Development;
Chelsea Jensen, WPS

01/08/20 BCC AGENDA SHEET

EASEMENT
(TITLE 30)

FRIAS AVE/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0895-CFT LANDS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue (alignment) and Rush Avenue (alignment), and between Cameron Street and Arville Street (alignment) within Enterprise (description on file). JJ/jt/d (For possible action)

RELATED INFORMATION:

APN:
177-30-401-003

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

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of a 5 foot wide patent easement along the east property line, which was recorded for road, public facilities, and flood control purposes. The applicant indicates that this vacation and abandonment is necessary to accommodate the development of a single family residential subdivision on the site.

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-19-0896	A zone change for a single family residential subdivision is a companion item on this agenda.
TM-19-500243	A tentative map for a single family residential subdivision is a companion application 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 the easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to back of curb for Arville Street, 30 feet for Frias Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

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



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

17A

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>11/14/19</u> PLANNER ASSIGNED: <u>JUT</u> ACCEPTED BY: <u>JUT</u> FEE: <u>875</u> CHECK #: <u>1804075</u> COMMISSIONER: <u>J</u> OVERLAY(S)? <u>2</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0895</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>12/11/19</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>1/8/20</u> ZONE / AE / RNP: <u>RE → R-2</u> PLANNED LAND USE: <u>ENTRS</u>
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PROPERTY OWNER	NAME: <u>CFT Lands LLC</u> ADDRESS: <u>250 Pilot Rd #140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	---

APPLICANT	NAME: <u>Summit Homes of Nevada Attn: Andrew Acuna</u> ADDRESS: <u>3425 Cliff Shadows Parkway, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-365-8588</u> CELL: _____ E-MAIL: <u>andrewa@summithomesnv.com</u> REF CONTACT ID #: <u>170565</u>
-----------	--

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 177-30-401-003

PROPERTY ADDRESS and/or CROSS STREETS: W. Frias Ave and Arville St.

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

Property Owner (Signature)*

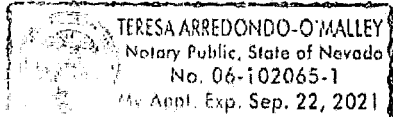
STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 10/21/19 (DATE)

By LAWRENCE D. CANARELLI, President

NOTARY PUBLIC: Teresa Arredondo-O'Malley

LAWRENCE D. CANARELLI, President
 Property Owner (Print) INVESTMENT MANAGER INC., MANAGER OF CFT LANDS, LLC



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



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

November 8, 2019

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

**Re: Frias and Arville – Vacation of Right of Way
(APN: 177-30-401-003)**

Dear Mr.Tasko,

On behalf of our client, Summit Homes of Nevada LLC, Taney Engineering is respectfully submitting a project description letter for a Right of Way Vacation. With our concurrent submittal of a Tentative Map, Design Review, and a Conforming Zone Change for a residential subdivision, we will need to submit a vacation for our proposed residential subdivision.

Right of Way Vacation:

The purpose is to vacate a portion of a 40 feet wide right of way for road, public utilities, and flood control purposes per patent No. 27-2018-0018, recorded in Book 20180529 Instrument number 00939 of official Clark County, Nevada records.

A legal description, exhibit and supporting documents have been provided, as part of this package, for your review.

Please let us know if you have any questions or require any additional information.

Respectfully,

Janna Felipe
Project Coordinator

01/08/20 BCC AGENDA SHEET

ON-PREMISES CONSUMPTION
OF ALCOHOL (TAVERN)
(TITLE 30)

BLUE DIAMOND RD/CHIEFTAIN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400130 (ZC-1020-04)-LODGE AT BLUE DIAMOND LANE, LLC

WAIVER OF CONDITIONS of a zone change (ZC-1020-04) requiring right-of-way dedication of 30 feet for Tee Pee Lane.

Generally located on the north side of Blue Diamond Road, 350 feet west of Chieftain Street (alignment) within Enterprise. JJ/lm/jd (For possible action)

RELATED INFORMATION:

APN:

176-19-601-012

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: On-premises consumption of alcohol (tavern)
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 6,313
- Parking Required/Provided: 67/95

Site Plans & History

The previously approved plans for ZC-1020-04 depicted a proposed tavern accessed by a single driveway onto Tee Pee Lane (alignment along the west property line). Since that approval, single family residential development has occurred on the properties to the north where Tee Pee Lane has not been dedicated. Subsequently, there have been two additional plans approved for a tavern on this parcel, which have expired, with the third and latest design being a companion item on this agenda.

The plans depict a proposed tavern in the southeast portion of the parcel set back 16 feet 6 inches from the south property line which is the north right-of-way line for Blue Diamond Road. The right-of-way line is approximately 60 feet north of the roadway that is currently improved. The site is over-parked and parking is depicted to the west and north of the proposed building with a row of tandem parking adjacent to the north property line landscape buffer. The loading area and trash enclosure are located on the north side of the building. The entrance to the building is from the west side of the tavern. The parcel will have a single point of access from Blue Diamond Road with future cross access provided to the parcels to the east and west.

Landscaping

The street landscaping along Blue Diamond Road consists of a 15 foot wide landscape area with a detached sidewalk. Parking lot landscaping is distributed throughout the site. Along the north property line adjacent to single family residential development, there is a 10 foot wide landscape buffer with 2 rows of trees with Holly Oak trees (24 inch box) in the northerly row and Australian Bottle trees (24 inch box) in the southerly row.

Elevations

The plans depict the proposed tavern with a flat roof with varying parapet wall heights ranging from 23 feet to 28 feet. The proposed elevations of the tavern include painted cement plaster panels, decorative panels, and metal awnings.

Floor Plans

The plans depict a 6,313 square foot tavern with bar, dining areas, restrooms, kitchen, and storage.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1020-04:

Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; entering into a 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; providing a 15 foot wide landscape buffer along Blue Diamond Road with detached sidewalk, medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area; recording perpetual cross access, ingress/egress, and parking easements with the adjacent parcels to the north and east, only if the uses are compatible; right-of-way dedication of 30 feet for Tee Pee Lane; drainage and traffic studies and compliance; project may qualify for an exception to the traffic analysis with Civil Engineering approval; full off-sites to include paved legal access and Nevada Department of Transportation approval of off-sites; all applicable vacations to be recordable prior to building permit issuance or applicable map submittal; and all applicable standard conditions for this application type.

Applicant's Justification

The applicant indicates that a revised design was filed and approved a few years ago and the same waiver was approved as part of that application, which has subsequently expired. Additionally, the residential development to the north makes the dedication serve no purpose.

Prior Land Use Requests

Application Number	Request	Action	Date
ORD-19-900507	Development Agreement for a tavern	Approved by BCC	October 2019
UC-0263-17	Reduced separation from a tavern to a residential use - expired	Approved by BCC	June 2017
UC-1413-06	Reduced separation from a tavern to a residential use - expired	Approved by BCC	November 2006
ZC-1020-04	Reclassified the parcel to C-2 zoning for a restaurant/lounge	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
East & West	Commercial General	H-2	Undeveloped
South	Residential Medium (3 to 14 du/ac)	R-2	Single family residential development

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

Related Applications

Application Number	Request
UC-19-0581	A request to reduce the separation from a tavern to a residential use 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 development to the north and south of Blue Diamond Road did not dedicate the Tee Pee Lane alignment, therefore the dedication of Tee Pee Lane is no longer needed adjacent to the site.

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:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LODGE AT BLUE DIAMOND, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 STE 577, LAS VEGAS, NV 89134

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)
 - (ZC-1020-04)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>9/20/19</u> PLANNER ASSIGNED: <u>JM</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$500</u> CHECK #: <u>2881</u> COMMISSIONER: <u>J.J</u> OVERLAY(S)? <u>MUD-3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WC-19-400130</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>10/30</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/20/19</u> ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: _____ NOTIFICATION RADIUS: <u>750</u> SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Lodge at Blue Diamond, LLC-Stuart Apollo</u> ADDRESS: <u>3399 S. Durango</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: <u>702-279-0050</u> E-MAIL: <u>lodgetaverns@hotmail.com</u>	
APPLICANT	NAME: <u>same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>LAS Consulting-Lucy Stewart</u> ADDRESS: <u>1930 Village Center Dr. Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-19-601-012

PROPERTY ADDRESS and/or CROSS STREETS: N. side of Blue Diamond, west of Chiefton

PROJECT DESCRIPTION: Waive condition to dedicate Tee Pee

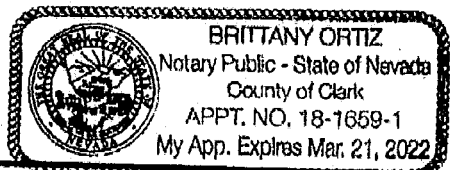
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 19, 2019 (DATE)
 By Stuart Apollo

NOTARY PUBLIC: Brittany



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LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

September 19, 2019

Clark County Current Planning
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89134

RE: Waiver of Conditions- Justification letter/ ZC 1020-04

Dear Sir or Madam:

Please accept this letter as a request to waive the condition required for dedication of Tee Pee required on the zone change in 2004. A revised design was filed a couple of years ago and this waiver was approved. The waiver subsequently expired, and this is a request to waive that requirement again. The development to the north makes the dedication serve no purpose. We respectfully request approval of the waiver.

Yours truly,

Lucy Stewart

Lucy Stewart

01/08/20 BCC AGENDA SHEET

UPDATE

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

JERLYN ST/COUGAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0784-USA:

AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area (previously not notified); 2) off-site improvements (streetlights and sidewalks) (previously not notified); and 3) street geometrics (previously not notified).

DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finished grade in conjunction with a proposed single family residential development on 12.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise . JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

176-15-301-041

WAIVERS OF DEVELOPMENT STANDARDS

1. Reduce the gross lot area to 18,281 where 20,000 square feet is required per Table 30.40 (a 9% decrease) (previously not notified).
2. Off-site improvements (streetlights and sidewalks) within the internal public street where required per Chapter 30.52 (previously not notified).
3. Reduce the internal public street width to 39 feet where 48 feet is required street per Uniform Standard Drawing 206.S3 (a 19% decrease) (previously not notified).

DESIGN REVIEWS

1. Single family residential development.
2. Increase the finished grade to 36 inches where a maximum of 18 inches is the standard per Section 30.22.040 (a 100% increase).

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Acreage: 12.5

- Number of Lots: 22
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size: **18,010/29,732 (net) and 18,281/30,232 (gross)**
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 29
- Square Feet: 3,625 to 4,425

Site Plan

The plan depicts a proposed single family residential development consisting of 22 lots on 12.5 acres. The density is 1.8 dwelling units per acre. On the east half of the site, Pioneer Avenue (alignment) will continue in a north to south direction connecting Cougar Avenue (north) and Ford Avenue (south). Per the submitted plan, Lots 1 through lots 9 face Cougar Avenue and Lot 16 faces west toward Jerlyn Street. A **39 foot wide internal public** street running east to west **with cul-de-sac bulbs on each end** will cross Pioneer Avenue approximately 190 feet north of Ford Avenue which provides access to the remaining lots (10 thru 15 and 17 thru 22). The submitted cross section depicts an increase in finished grade of 24 inches (west to east direction) and 36 inches maximum for lot 20 (south to north direction). Lastly, the minimum net lot size is **18,010** square feet and a maximum of **29,732** square feet net.

Landscaping

Per the landscape plan, 24 inch box trees and 1 to 5 gallon shrubs are located along the west property line of Lot 1 (at the southeast corner of Cougar Avenue and Jerlyn Street). Secondly, landscaping will be planted on the east and west sides of Pioneer Way and along the north side of Ford Avenue.

Elevations

The elevations show that the proposed residences have an overall height of 29 feet. The following exterior features are shown per plans on file: stucco walls, stucco wainscoting foam bands, door trims, and concrete roof tiles.

Floor Plans

Per the submitted floor plans, all 4 layouts for the proposed residences include the following: bedrooms, kitchen, great room, loft, dining room, bathrooms, and 3 car garages.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the applicant states that no significant adverse impacts are anticipated with the proposed single family residential development. The proposed project adheres to the current zoning district lot size and is architecturally compatible to the surrounding residences in terms of style, scale, and site design. The request for the increase finished grade is necessary to direct storm run-off around habitable structures and provide adequate flood protection. **The request to reduce the gross lot area is due to the dedication of public right of way for Jerlyn Street, Cougar Avenue, Pioneer Way, and Ford Avenue. Furthermore,**

the interior public street (with cul-de-sacs) will provide access to 6 homes on the east and west sides of Pioneer Way. A reduction of right-of-way width from 48 feet to 39 feet is also requested since it is anticipated that there will be low traffic volume from both cul-de-sacs. Lastly, the applicant is requesting to waive off-site improvements (streetslights and sidewalks) to keep the rural neighborhood character consistent.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-19-500210	A tentative map for a 22 lot single family residential development is a companion item on this agenda.
VS-19-0796	A vacation and abandonment of a temporary construction easement is 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

Waiver of Development Standards #1

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not 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 the applicant has not provided sufficient justification to warrant a recommendation of approval to reduce the gross lot area of 20 out of 22 proposed residential lots. Staff cannot support this request as it violates Goal #38 of the Comprehensive Planning Land Use Plan, which in part states, that smaller lot sizes should be located beyond any appropriate transition areas. New residential development to the north, and existing residential uses to the east and west comply with the 20,000 square foot gross lot area, while the parcels to the south remain undeveloped. The applicant has the opportunity to redesign and balance the subject property to meet the minimum gross lot area of 20,000 square feet; therefore, staff cannot support this request.

Design Review #1

The submitted plans depict single family residential home designs that are architecturally compatible to the surrounding neighborhood. Title 30 encourages residential designs to be harmonious with neighboring residential structures so that consistency and style are reiterated throughout a residential subdivision. **However, since staff cannot support the waiver of development standards to reduce the gross lot areas for the proposed subdivision, staff also cannot support this request.**

Public Works - Development Review Waiver of Development Standards #2

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

Waiver of Development Standards #3

Staff cannot support this request since there is a mechanism that allows 39 foot wide streets, which can be done with private streets. There is no valid reason to reduce the public street standard as it will impose the burden of maintenance on the public, which only serves to allow the developer to create additional lots.

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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;
- 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;
- Right-of-way dedication to include 60 feet for Pioneer Way, 30 feet for Cougar Avenue, 30 feet for Jerlyn Street, 30 feet for Ford Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site permits will be required; 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 #0574-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 4 cards

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: November 20, 2019 – HELD – To 01/08/20 – per the applicant.

APPLICANT: D.R. HORTON, INC.

CONTACT: D.R. HORTON, INC. 1081 WHITNEY RANCH DRIVE, SUITE 141, HENDERSON, NV 89014



LAND USE APPLICATION

19A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZN)
- 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 #)

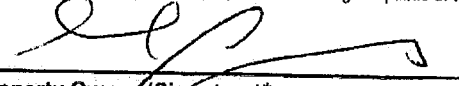
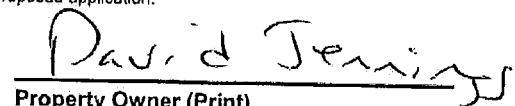
STAFF	DATE FILED: <u>10/2/2019</u> PLANNER ASSIGNED: <u>JOR</u> ACCEPTED BY: _____ FEE: <u>\$ 675</u> CHECK #: <u>841019</u> COMMISSIONER: <u>J</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-19-0784</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>10/30</u> TIME: <u>6pm</u> PC MEETING DATE: <u>11/19/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE KNPI</u> PLANNED LAND USE: <u>PF</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>D. R. Horton</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>	
APPLICANT	NAME: <u>D. R. Horton</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>see above</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>D. R. Horton (c/o Joe Genovese)</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>see above</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-15-301-041

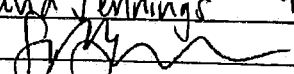
PROPERTY ADDRESS and/or CROSS STREETS: Generally at southeast corner of Jerlyn St & Cougar Ave

PROJECT DESCRIPTION: Construction of single family residential 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.



 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 20, 2019 (DATE)
 By David Jennings
 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.

DR-19-0784



3816 Marsh Sparrow Lane
North Las Vegas, NV 89084
Office 702.518.7920
www.strive-nv.com

October 2, 2019

Ms. Jillee Opiniano-Rowland
Senior Planner, Clark County
Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Ford Jerlyn Justification Letter for Tentative Map, Design Review, and Vacation Applications (APN: 176-15-301-041)

Dear Ms. Opiniano-Rowland:

On behalf of our client, DR Horton, we are pleased to offer this Justification Letter for a Tentative Map, Design Review, and Vacation, in support of a proposed +/- 12.5 acre residential subdivision generally located at the southeast corner of Jerlyn Street and Cougar Avenue located within Clark County Jurisdiction.

Project Description:

The proposed single family residential development consists of twenty-two (22) lots on +/- 12.5 gross acres, for a gross density of 1.8 lots per acre. The site consists of one parcel; APN 176-15-301-041 (12.5 acres) is located at the southeast corner of the intersection of Jerlyn Street and Cougar Avenue. This parcel is currently zoned R-E (Rural Estates Residential) and falls in the Enterprise Land Use Plan. The project site is surrounded by a mix of undeveloped and rural properties.

The subdivision will feature a mix of rural estate lots that face public right-of-way. The site is proposing rural street standards with 32-foot access roads where pavement does not currently exist, which is consistent with the Clark County development guidelines in this area. Additionally, 37-foot wide private culs-de-sac are proposed for the interior facing lots. Semi-custom homes are proposed for the planned 22 lots.

Tentative Map:

The proposed development requires a tentative map as detailed per Title 30.28. The development will take direct ingress from proposed 32-foot access roads along Jerlyn Street, Cougar Avenue, Pioneer Way, and Ford Avenue. For the interior facing lots, 37-foot wide private culs-de-sac are proposed. It is anticipated that the proposed single family residential development will generate less than 50 total trips in a peak hour and therefore a traffic impact analysis is not required for this application.

Based on readily available record drawings, potable water is available in Jerlyn Street. Similarly, the closest available sanitary sewer is located within Wigwam Avenue. At the time of the preparation of this letter, it is anticipated that the point of connection for potable water for the proposed development will be at the intersection of Jerlyn Street and Cougar Avenue. The anticipated point of connection for sanitary sewer is Wigwam Avenue and Monte Cristo Way. Drainage of storm runoff is sheet flow from the west to the east, and this existing drainage pattern will be generally maintained.

Design Review:

The proposed development requires a design review to allow fills in excess of 18-inches up to a maximum of 36-inches adjacent to zoned residential properties as required per Title 30.32.040(9). This request for fill heights will remain consistent with the currently allowed retaining wall height maximums outlined in Title 30. These requests are necessary to direct storm runoff around habitable structures and provide adequate flood protection.



Vacation:

Currently, there is a 20-foot wide temporary construction of right-of-way easement along the south half of Cougar Avenue adjacent to north side of the project site that was recorded per instrument 20180828:0002200. At the request of Clark County Planning Staff at a pre-submittal meeting held on September 24, 2019, this temporary construction easement needs to be vacated since the construction of the proposed development will occur prior to the expiration of this easement.

Conclusion:

The proposed single family residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. Because of this project, slight increases on utility services are perceived due to the increased residential presence in the area. Despite this fact however, there are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject properties and maintain sufficient levels of services to existing developments in the area. No significant adverse impacts to the existing natural environment are anticipated.

The project parcel is located within an R-E (Rural Estates Residential) zone and the proposed development generally complies with all applicable provisions of the Clark County Development Code, Title 30 standards, and the goals of the Enterprise Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving this application. If there are any additional questions regarding this application, please do not hesitate to contact me at (801) 599-9344.

Kind regards,

Strive Engineering, LLC
John Meng, PE
President

cc: D.R. Horton
Joanna Opena (Strive)

01/08/20 BCC AGENDA SHEET

CONVENIENCE STORE
(TITLE 30)

CACTUS AVE/DEAN MARTIN DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0844-BOUQUET, INC:

WAIVER OF DEVELOPMENT STANDARDS to eliminate screening requirements.
DESIGN REVIEW for modifications to an approved convenience store with a gasoline station and vehicle wash on 1.6 acres in a C-1 (Local Business) Zone.

Generally located on the southwest corner of Cactus Avenue and Dean Martin Drive within Enterprise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:
177-32-101-004; 177-32-101-005

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3255 and 3225 W. Cactus Avenue
- Site Acreage: 1.6
- Project Type: Retail center
- Number of Stories: 1
- Building Height (feet): 24 feet (retail building)/(fuel canopy)/14 feet (smog station kiosk)
- Square Feet: 4,000 (convenience store)/2,000 (lease space for future restaurant)/2,140 (vehicle wash)/5,510 (fuel canopy)/80 (smog station kiosk)
- Parking Required/Provided: 39/44

History

C-1 zoning was approved on this site by action of NZC-0292-17, which included use permits, waivers of development standards, and a design review for a new convenience store with a gasoline station and an automated vehicle wash. A use permit and design review (UC-19-0700) for a vehicle maintenance (smog check) along with modifications to the retail store and lighting was approved in October 2019. The requested waiver submitted is to eliminate the required block wall screening requirements required per Figure 30.64-11 along the western property line, adjacent to a less intensive residential use.

Site Plan

The site will consist of 3 structures, a convenience store with attached retail and vehicle wash (the main structure), a canopy over the fuel pump islands, and a smog station kiosk. The convenience store with attached retail and vehicle wash is centrally located on the site facing Cactus Avenue to the north and set back 41 feet from the west property line and 61 feet from the south property line. The convenience store tenant space is located approximately 81 feet from the west property line and the vehicle wash is located over 61 feet from the west property line (meeting the previously approved 61 foot separation, per ZC-0292-17). The fuel pumps and canopy are located on the northern portion of the site and set back 75 feet from the west property line and 43 feet from the north property line. The gasoline station canopy covers 8 fuel pump islands with fueling stations for 16 vehicles. The smog station kiosk is located 20 feet from the east property line, and over 88 feet from the south property line. Access to the site is provided by 2 driveways, 1 each on Cactus Avenue and Dean Martin Drive.

Landscaping

The plans depict minimum 15 foot wide landscape areas with detached sidewalks adjacent to Cactus Avenue and Dean Martin Drive. A 10 foot wide landscape area is also provided along the south property line, which is adjacent to an approved multiple family residential development. Additional landscape areas are provided adjacent to the parking areas. Along the west property line, which is adjacent to an existing single family residence, the plans depict a 10 foot landscape area. All landscape materials will consist of trees, shrubs, and groundcover.

Elevations

The fuel canopy is 19 feet in height and covers an area of 5,510 square feet. The main structure is single story with flat roofs behind parapet walls, and ranges from 17 feet to 24 feet in height. The smog station kiosk has an overall height of 14 feet with a corniced parapet and flat roof. The main structure and smog station kiosk have a stucco finish painted in earth tone colors. Architectural enhancements to the buildings include accent painted wainscoting, variations in the height of the parapet wall, and the use of different colors to break-up the vertical and horizontal planes of the buildings.

Floor Plans

The retail building is 6,000 square feet consisting of a 4,000 square foot convenience store with customer service areas, a sales floor, storage areas, restrooms, office, and a 2,000 square foot lease area for a future restaurant/retail. The vehicle wash has an area of 2,140 square feet consisting of the automated wash bay and equipment areas. The tunnel ingress/egress faces in a west/east direction with landscape or trash enclosure screening the openings. The smog station kiosk is 1 room and consists of 80 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that there is an existing 6 foot block wall and a combination block and wrought iron fence within the front setback portion of the property along the western property line. The property owners of the adjacent property to the west have stated a desire to rezone their

property to commercial zoning and have listed the property for sale. The applicant indicates that it is unlikely that the adjacent parcel to the west will remain residential and the new design will allow cross access with any future commercial development on the site. In addition, the Enterprise TAB has indicated a desire for cross access between 2 properties when both adjacent properties are zone commercial. No changes to the overall site, perimeter landscaping along Dean Martin Drive, Cactus Avenue or the south property line are proposed with this application.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0700	Vehicle maintenance (smog check) and design review for modifications to retail center and lighting	Approved by BCC	October 2019
VS-19-0035	Vacated and abandoned portion of right-of-way being Dean Martin Drive	Approved by PC	March 2019
WS-18-0058	Modified convenience store with gasoline station and vehicle wash	Approved by BCC	May 2018
NZC-0292-17	Reclassified the site from R-E to C-1 zoning and included use permits, waivers of development standards, and a design review for a convenience store with a gasoline station and an automated vehicle wash	Approved by BCC	July 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1	Convenience store with gasoline station & vehicle wash
South	Residential Suburban (up to 8 du/ac)	R-3	Undeveloped approved multiple family residential development
East	Residential Medium (3 du/ac to 14 du/ac)	R-E	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	Single family residence

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

There is an existing 6 foot block wall (4 foot block wall with wrought iron fence within the front setback) currently located along the western property line. The installation of a new block wall per Code will create a redundant wall that could become a hazard and could result in trash and other debris accumulating between the walls. Likewise, should the adjacent property be rezoned for commercial uses the applicant has stated they would like to incorporate cross access between the 2 properties. To accomplish this, the applicant would then have to remove both the existing block wall and the newly constructed block wall, which will increase costs to the applicant. The applicant has stated that they will install the landscape area along the western property line which would be partially removed to accommodate cross access.

This request will conform to Urban Specific Policy 65, which encourages commercial development design that will provide opportunities for cross access with adjoining sites to reduce or limit points of ingress and egress on arterial or collector streets and to reduce on-site and off-site traffic congestion and hazards; therefore, staff can support this request.

Design Review

NZC-0292-17 was approved with a condition of approval requiring design review as a public hearing for significant changes to the plans, including significant changes to the landscape plan. The proposed elimination of the screening along the western property line will have minimal impacts to the immediate neighborhood, as currently, there is an existing block wall up to 6 feet in height along the western property line. Should the adjacent property be rezoned for commercial use, the applicant is looking to incorporate cross access. The applicant has provided landscape buffers around the entire perimeter of the property in accordance with Title 30 standards; therefore, staff can support this request.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APNs 177-32-101-004 and -005; to connect to municipal sewer and remove 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 systems have been properly removed.

Clark County Water Reclamation District (CCWRD)

- No comment.

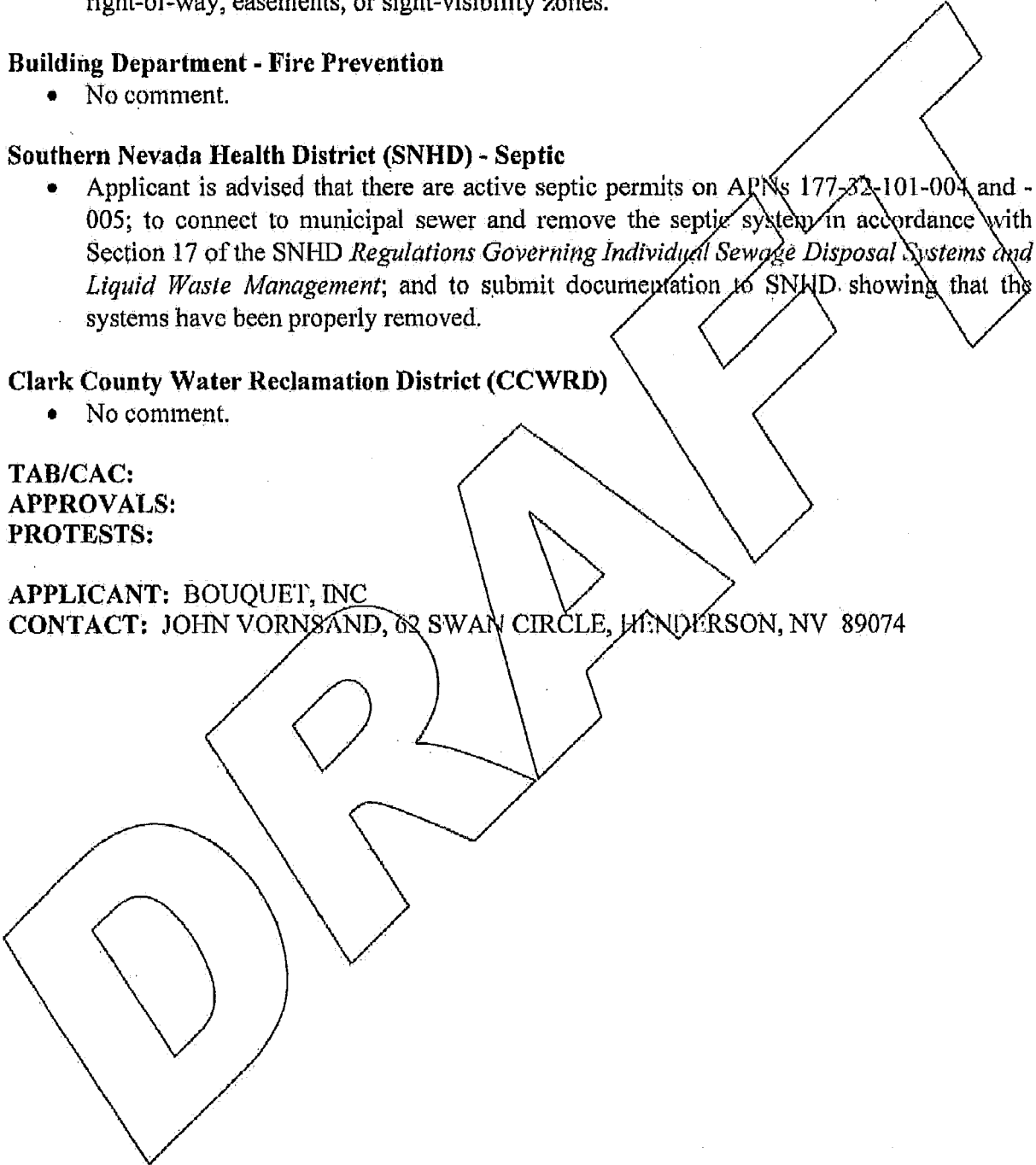
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BOUQUET, INC

CONTACT: JOHN VORN SAND, 62 SWAN CIRCLE, HENDERSON, NV 89074





LAND USE APPLICATION 20A

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 (N2C) <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 checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>10/22/19</u> PLANNER ASSIGNED: <u>SWN</u> ACCEPTED BY: <u>SWD</u> FEE: <u>475</u> CHECK #: <u>10006</u> COMMISSIONER: <u>JW</u> OVERLAY(S)? <u>---</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0844</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11/26</u> TIME: <u>6PM</u> PC MEETING DATE: <u>2/17</u> BCC MEETING DATE: <u>---</u> ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>BOUQUET, INC.</u> ADDRESS: <u>955 TEMPLE VIEW DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-306-7872</u> CELL: <u>702-306-7872</u> E-MAIL: <u>kularg91@gmail.com</u>	
	APPLICANT	NAME: <u>BOUQUET, INC. c/o GURDEV KULAR</u> ADDRESS: <u>955 TEMPLE VIEW DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-306-7872</u> CELL: <u>702-306-7872</u> E-MAIL: <u>kularg91@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>JOHN VORNSAND, AICP</u> ADDRESS: <u>62 SWAN CIRCLE</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-896-2932</u> CELL: <u>702-321-8229</u> E-MAIL: _____ REF CONTACT ID #: <u>165449</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-32-101-004 & 005
 PROPERTY ADDRESS and/or CROSS STREETS: SWC CACTUS/DEAN MARTIN
 PROJECT DESCRIPTION: Waive decorative zone boundary wall on West property line

(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)* Gurdev Kular Property Owner (Print)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 10/21/2019 (DATE)
 By Alan Rodriguez
 NOTARY PUBLIC: [Signature]

ALAN RODRIGUEZ
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 04-02-22
 Certificate No: 18-2519-1

JOHN VORNSAND, AICP

Planning & Zoning Entitlements

62 SWAN CIRCLE

HENDERSON, NEVADA 89074

Phone (702) 896-2932


Email: landuseplanning@embarqmail.com

October 21, 2019

RE: Justification Letter - Waiver of Development Standards - APN 177-32-101-004 & 005

The applicant is requesting a Waiver of Development Standards to waive the requirement of a 6 foot decorative zone boundary wall on the West property line of a proposed convenience market, gas station, vehicle wash and retail store. The property is presently zoned C-1 (NZC-0292-17). The adjacent property to the West is presently zoned R-E. The property owner of the adjacent property to the West has stated a desire to sell and rezone the property to commercial and has 'listed' the property with a Realtor as such. An existing no decorative block wall is presently located on the West property line with a combination wrought iron and block wall within the front portion of the property. Constructing a 'decorative' block wall adjacent to the existing wall would create a redundant wall that would prove to be a hazard with trash and trapped animals a possibility. As the adjacent property will, in all likelihood, become commercial in the near future, the applicant is requesting that the redundant decorative wall requirement be waived.

SINCERELY



John Vornsand, AICP

TEMPORARY PARKING LOT/OUTDOOR EVENTS
(TITLE 30)

WINDY ST/ARBY AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0850-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 7.5 acres from R-E (Rural Estates Residential) Zone to H-1 (Limited Resort and Apartment) Zone.

USE PERMITS for the following: 1) temporary parking lot; and 2) waive conditions for temporary outdoor events (tailgating).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping; 2) waive parking lot design standards; 3) cross access; 4) required trash enclosure; 5) allow modified driveway design standards; and 6) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEW for a temporary parking lot on 19.4 acres in an N-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Windy Street and the south side of Arby Avenue within Enterprise (description on file). MN/pb/ja (for possible action)

RELATED INFORMATION:

APN:
177-05-801-003; 177-05-801-011; 177-05-801-012; 177-05-801-024 through 177-05-801-027

USE PERMITS:

1. Temporary parking lot.
2.
 - a. Allow a temporary outdoor commercial event not on the same property as an existing licensed business.
 - b. Allow temporary events longer than 10 days per event.
 - c. Allow more than 1 temporary event per month.
 - d. Allow more than 1 week for set-up and more than 1 week for operational removal.
 - e. Reduce the separation between a temporary outdoor commercial event and a residential use to 60 feet where 200 feet is required (a 70% reduction).
 - f. Reduce the separation between live entertainment and a residential use to 60 feet where 500 feet is required (an 88% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Waive landscaping adjacent to Las Vegas Boulevard South where landscaping per Figure 30.64-17 or Figure 30.64-18 is required.

- b. Waive landscaping adjacent to Windy Street where landscaping per Figure 30.64 13 is required.
- c. Waive landscaping adjacent to Arby Avenue where landscaping per Figure 30.64 13 is required.
- d. Waive parking lot landscaping for a temporary paved parking lot where required per Figure 30.64-14 and Section 30.60.050.
2. a. Waive internal pedestrian walkways and crosswalks that are clearly distinguishable from vehicular traffic areas for a temporary paved parking lot where required per Section 30.60.050(C).
- b. Waive the requirement for large parking lots with 500 or more parking spaces to be divided into smaller sub-area parking lots per Section 30.60.050(C).
3. Waive the requirement for cross access and shared parking with the property to the north, south, and east where required per Table 30.56-2.
4. Waive the trash enclosure required per Section 30.56.120.
5. Reduce throat depth for the driveway to 11 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (an 89% reduction).
6. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where required per Chapter 30.52.

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 7235 Las Vegas Boulevard South & 7190 Windy Street
- Site Acreage: 19.4
- Project Type: Temporary paved parking lot with temporary outdoor events (tailgating)
- Parking Provided: 1,667

Site Plan

The request is for a temporary paved parking lot with temporary outdoor events (tailgating). This parking lot is being used for paid parking to shuttle people to the nearby football stadium. Those parking at the site will also be allowed to have tailgate parties on the premises. The plans depict a proposed temporary parking lot consisting of 1,667 parking spaces with access to Windy Street via 3 driveways and 1 driveway on Gabriel Street. The throat depth for the driveway access from Gabriel Street does not comply with County standards. Amenities and shuttle loading area are located on the southwestern portion of the site. There will be a 5 to 10 foot wide setback between the parking lot and all property lines.

Landscaping

The plans depict a 15 foot wide area (5 feet in the right-of-way) with decomposed granite between the parking lot and Windy Street and Arby Avenue. There will be decomposed granite located adjacent to Gabriel Street with area widths between zero feet and 40 feet. No other landscaping is proposed for this site that will be in conjunction with the temporary parking lot.

Elevation & Floor Plans

No permanent structures are proposed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the temporary parking lot will operate in conjunction with the Las Vegas Raiders Stadium and the temporary outdoor events include tailgating in association with the games and other events at that location. Several waivers are being requested due to the temporary nature of the project.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-17-0895	Vacated and abandoned a portion of a 60 foot wide right-of-way - recorded	Approved by PC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped
South	Commercial Tourist	H-1, C-2, & C-P	Retail office, & undeveloped
East	Commercial Tourist	H-1 & C-2	Hotel condominium & motel
West	Commercial Tourist	R-E & M-D	Light manufacturing & undeveloped

Related Applications

Application Number	Request
RS-19-500239	A record of survey is currently in process with Public Works.

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 requested zone change for a 7.5 acre portion of the site conforms to the Enterprise Land Use Plan which designates this site as Commercial Tourist and is compatible with the existing and proposed land uses to the north, south, and east. Therefore, staff can support the requested zone change.

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.

The subject site is located within the commercial tourist area. The Resort Corridor is the prime activity center where hotels, casinos, entertainment uses, general business, professional and public offices, commercial uses, and multi-family residential uses are located. In addition, the resort corridor is intended as a high intensity economic center that is tourist oriented, and the temporary events will activate an otherwise undeveloped site. Staff has no objection to allowing the parking lot and temporary events as requested.

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.

Although staff has no objection to the zone change and use permits, staff finds the number and intensity of the waivers requested excessive. The applicant indicates the waivers are required for the temporary nature of the use but has not provided a time limit for the requested uses or indicated the number of events per year that will be allowed. Approval of the design review is contingent upon approval of the waivers of development standards which staff cannot support.

Waiver of Development Standards #1

As stated above, the subject site is located within the commercial tourist area and the Resort Corridor is the prime activity center where hotels, casinos, entertainment uses, general business, professional and public offices, commercial uses, and multi-family residential uses are located. Therefore, staff is concerned about the lack of landscaping especially along Las Vegas Boulevard South.

Waiver of Development Standards #2

The purpose of providing landscaping, internal walkways, and dividing large parking lots into smaller sub-areas is to improve air quality, the visual image of the property and community, and allow pedestrians safe access through the parking lot. Landscaping and pedestrian walkways help with the reduction of dust, noise, glare, and heat. Landscape areas also assist with wind control and minimize water run-off. Staff finds that the design of the parking lot with the requested waivers of development standards conflicts with Urban Specific Policy 91 of the Comprehensive Master Plan which encourages enhanced landscaping (trees) at the interior parking areas to provide shade and visual relief. Therefore, staff cannot support this request.

Waiver of Development Standards #3

Staff has no objection to the temporary waiver of the cross access requirements; however, since the applicant has not provided a definite time limit for the use, staff cannot support this portion of the request.

Waiver of Development Standards #4

Although a temporary parking lot may not create the same amount of trash as other commercial uses, staff is concerned about the amount of trash produced by the temporary outdoor events (tailgating) and finds that appropriate areas for trash collection should be provided so the trash produced at these events can be emptied on-site. Code requires all development except for single family residential development to provide interior or exterior enclosures for all refuse containers per the standard of the local trash service provider unless the provider certifies that refuse is not generated on the site. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #5

Staff finds the requested reduced throat depths at every driveway on Windy Street, Arby Avenue, and Gabriel Street to be excessive. Even with special event staff and police directing traffic, there will be a very big impact on businesses that rely on these streets to conduct normal business operations.

Waiver of Development Standards #6

The applicant's contention that installing the off-site improvements at this time will impact and impede future development of the site cannot be substantiated. Off-site improvements will be required at some point in the development of the subject parcels and, as the first group to propose the development of the site as a parking lot, it is incumbent upon the applicant to install those improvements to allow for better traffic flow both during events and when the parking lot is not in use. The future redevelopment of the site may use some of the driveways that would be improved with this proposed development, and those that have no utility after the parking lot ceases can be easily removed and replaced with full off-site improvements.

No off-site improvements are shown on Windy Street, Arby Avenue, or Las Vegas Boulevard South. The surrounding area does, and will continue in the future, to rely heavily on Windy Street, Arby Avenue, and Las Vegas Boulevard South. Since, these streets are currently used by businesses and patrons, the improvements should be done now to ensure the safest environment for vehicular and pedestrian traffic.

Gabriel street is shown with a cul-de-sac design with paving, curb, gutter, and sidewalks. Additionally, Arby Avenue is shown terminating on the northeast corner of the site in a temporary cul-de-sac. Both of these designs are temporary and the County may require the removal of those improvements at any time to extend the roadways along their alignments.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 2 years to complete and review as a public hearing;
- All events to be approved through the temporary commercial use application permitting process;
- 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 application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permits, waivers 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;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions) if the property is sold by Clark County.
- Applicant is advised that future dedication and improvements may be required for Arby Avenue, Capovilla Avenue, and Gabriel Street; and that any County approved turnarounds installed with this project may be required to be removed at the applicant's cost should the County need those streets to be extended.

Building Department - Fire Prevention

- The applicant wishes to conduct outdoor assembly events; these require permits on either an annual or individual event basis.
- Applicant is advised that operational permits will be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY (AVIATION)
CONTACT: LEBENE AIDAM-OHENE, BROWN, BROWN & PREMSRIRUT, 520 S.
FOURTH STREET #200, LAS VEGAS, NV 89101

DRAFT



LAND USE APPLICATION 21A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

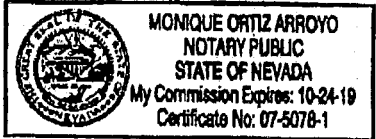
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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 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>12/8/19</u> PLANNER ASSIGNED: <u>JH</u> ACCEPTED BY: _____ FEE: <u>\$2875.00</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <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-19-0850</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11/28</u> TIME: <u>4:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>AE1/AE5/70</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>County of Clark (Aviation)</u> ADDRESS: <u>500 South Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>	
	APPLICANT	NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Jay Brown / Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-05-801-003, 011, 012, 024, 025, 026, & 027
 PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Boulevard & Warm Springs Road
 PROJECT DESCRIPTION: Parking lot (temporary)

(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] Lisa Kremer, Director
 Property Owner (Signature)* Property Owner (Print) Real Property Management
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON OCTOBER 18, 2019 (DATE)
 By LISA KREMER, Director
 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.

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

October 24, 2019

Current Planning Division
Department of Comprehensive Planning
Clark County, Nevada
500 Grand Central Pkwy
Las Vegas, Nevada 89155-1841

Re: Justification Letter: Zone Change from R-E to H-1; Special Use Permits for a Parking Lot (Temporary); and Waiver the Conditions and Requirements for Temporary and Outdoor Commercial Events (For Tailgating) in an H-1; Waivers of Development Standards for on-site and off-site standards to include; Enhanced Paving, Bicycle Parking, Trash Enclosures; Parking Lot Lighting, reduce the Throat Depths, Street and Parking Lot Landscaping, Cross Access, Full Off-Site Standards (Curb, Gutter, Sidewalk and Street lighting; and a Design Review for a Parking Lot (temporary);

Partial paving of streets

Assessor's Parcel Numbers: 177-05-801-003; 177-05-801-011, 177-05-801-012, 177-05-801-024, 177-05-801-025; 177-05-801-026; 177-05-801-027

To Whom It May Concern:

On behalf of our client, Las Vegas Stadium Events Co, LLC., please accept this justification letter for an application for a proposed (temporary) parking lot on a total of 19.4 acres. The application includes requests for a Zone Change from R-E to H-1 for a 7.5 acre portion of the lot; Special use permit/s and Design Review/s for the proposed (temporary) parking lot and other required applications related to the request on a total of 19.4 acres. The (temporary) parking lot is proposed in conjunction with the operation of the Las Vegas Raiders Stadium which is currently under construction.

Project Description:

ENGINEERING

The (temporary) parking lot is located on the west side of Las Vegas Boulevard South approximately 300 feet north of Warm Springs Road. The parcel is surrounded by other developed and undeveloped parcels zoned H-1, C-P, R-E and M-D. Access to the site is via Windy Lane from Warm Springs Road on the west side of the parcels. Cross access is provided via a private street located between the east and west sides of the site and to the adjacent parcels to the south and west. However, cross access is not provided with other parcels in the area that are not part of the parking lot to provide security and control for the lot.

We respectfully request approval of the following applications for the proposed parking lot (temporary):

Zone Change:

A Conforming Zone Change from R-E to H-1 (7.5 acres)

This will allow the R-E zoned parcels to be included in the proposed parking lot.

Special Use Permits:

1. For a Proposed Parking (Temporary) Lot on a total of 19.4 acres
2. Waive the Conditions/Requirements for Temporary Commercial Outdoor Events to allow for Tailgating) including but not limited to the following conditions:
 - a. Waive condition to be license through, and on the same property as an existing licensed business;
 - b. Increase the maximum number of events per calendar month and most events to coincide with the numbers of events at the Stadium;
 - c. Increase the maximum number of days per events to coincide with most of the events at the Stadium;
 - d. Allow outdoor live entertainment within 500 feet of any existing residential uses; and
 - e. Increase the maximum number of days over the allowed one week period for set up and take down.

Justifications:

Because the parking lot will be operated mostly in conjunction with events at the Allegiant Stadium the events will be controlled and will not impact any existing uses in the immediate area.

Waivers of Development Standards:

- 1. Reduce the Throat Depth up to a minimum of 11 feet where 150 feet is required for some of the driveways within the lot.**

Justification:

The parking lot as proposed is a temporary use. During games and other events at the Stadium there will either be parking attendants/security and Las Vegas Metropolitan Police Officers (LVMPD) stationed at the site and the general area to direct traffic and maintain order on the adjacent and the other surrounding streets.

- 2. Waiver for a) landscaping along the street frontage and b) parking lot landscaping.**

Justification:

The proposed lot is a temporary use, therefore, providing landscaping along the street and within parking lot at this time will not be the optimum use of funds and operation of the site.

- 3. Waive Cross access to adjacent parcels.**

Justification:

The adjacent parcels to the east and west are both developed and do not have areas to provide the required cross access. Additionally, since the parking lot is temporary and specifically for use in conjunction with the Stadium, the lot will be secured when not in use, therefore, providing cross access that is then blocked will actually impact the adjacent parcels.

4. Waive Enhanced Paving at the Driveway Entrances.

Justification:

The proposed lot is a temporary use, therefore, providing the enhanced paving at this time will not be the optimum use of fund and operation of the site.

5. Waive Bicycle Parking Requirements:

Justification:

The proposed lot is a temporary use, therefore, providing the bicycle parking at this time will not be the optimum design, use of fund and operation of the site. Additionally, since the site will be monitored by attendants/security and or LVMPD Officers, fans who ride bicycles or motorcycles to the site will be appropriately accommodated.

6. Waive the required Trash Enclosure/s.

Justification:

The lot as proposed is a temporary use, therefore, providing constructed trash enclosures at this time will not be the optimum design or use of the site. Additionally, the Client is already liaising with Republic Services on all the trash collection at the Stadium and all associated locations including this parking lot which will be operated in conjunction with the Stadium.

7. Waive on-site Parking Lot Lighting.

Justification:

The proposed lot is a temporary use therefore, providing permanent lighting for the lot at this time will not be the optimum design, construction, use of funds and operation of the site. Lighting will be provided as needed during games and events/operations of the lot.

8. Waive Full Off-site Requirements (Curb, Gutter, Sidewalk and Street Lighting). *Partial paving of streets*

Justification:

The parking lot as proposed is a temporary use, therefore, providing full off-sites including curbs, gutters, sidewalks and street lights at this time will not be the optimum design or use of funds and operation of the site. Lighting will be provided in the area as needed during games and during operations of the lot. Additionally, since the use as proposed is temporary, providing the off-site at this time will impact and impede development of the site when development is approved for the site in the future.

Design Review:

For a Proposed Parking (Temporary) Lot

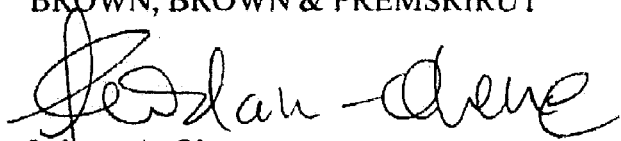
Justifications:

The requested zone change from R-E to H-1 zoning for the site is conforming and complies with the Land Use Plan requirements and Title 30. The special use permits requested to allow operation of the parking lot are appropriate and will comply with Code requirements. The request to waive the temporary outdoor events conditions/requirements are to allow for the most flexibility to use the lot for Tailgating during games and event at the Stadium. The intent of the parking lot is to allow as much parking as possible on the site during games, events, and operation of the Stadium. The use permits and waivers are necessary because the proposed parking lot is a temporary use on the site. The requested use as a temporary parking lot and the requested applications including the waivers of standards and special use permits of the temporary outdoor commercial event are appropriate and compatible with existing, and approved uses in the area to waive conditions/requirements.

We appreciate your consideration in the positive review and recommendation of approval for the application. Please call 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

01/08/20 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

FRIAS AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0891-CFT LANDS, LLC:

ZONE CHANGE to reclassify 45.7 acres from R-E (Rural Estates Residential) Zone, R-2 (Medium Density Residential) Zone, and R-3 (Multiple Family Residential) Zone to R-2 (Medium Density Residential) Zone.

USE PERMIT for a high impact project.

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

DESIGN REVIEW for a single family residential development on 29.8 acres in a R-2 (Medium Density Residential) Zone.

Generally located on the east side of Jones Boulevard and the north and south sides of Frias Avenue (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
176-25-301-010 through 176-25-301-012; 176-25-301-016; 176-25-301-022

WAIVERS OF DEVELOPMENT STANDARDS.

1. Increase principal structure height to 37 feet where a maximum of 35 feet is permitted per Table 30.40-2 (a 5.7% increase).
2. Increase wall height to 7 feet where a maximum of 6 feet is permitted per Section 30.64.020 (a 16.7% increase).
3. Reduce street intersection off-set to 124 feet where a minimum of 125 feet is required per Section 30.52.052 (a 0.8% reduction).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)
ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 29.8 developed/45.7 entire site
- Number of Lots/Units: 222 residential/14 common/2 large lots for future development

- Density (du/ac): 4.8 site/7.5 for developing portion
- Minimum/Maximum Lot Size (square feet): 3,566/9,373 (gross/net)
- Project Type: Single family residential development
- Number of Stories: 2 & 3
- Building Height (feet): Up to 37
- Square Feet: 1,798 to 3,072

Background

Title 30 defines High Impact Projects in part as projects with 500 or more dwelling units or development reaching that threshold by successive additions to the overall development. This development is the fourth residential single family development by this applicant in the area bounded by Cactus Avenue to the south, Jones Boulevard to the west, Haleh Avenue to the north, and Lindell Road to the east. Previously approved single family developments included a 74 unit subdivision, a 162 unit subdivision, and a 174 unit subdivision for a total of 410 units. The current application is for a 222 unit single family residential development, which increases the total number of units to 632 units. As a result, this application and all future applications for additional residential units in this area will be considered High Impact Projects.

Applications that qualify as a High Impact Project are required to enter into a negotiated development agreement with Clark County to ensure that fair share contributions are provided toward public infrastructure impacted by this development.

Site Plan

The site plan depicts a 222 lot single family residential subdivision with 14 common lots and 2 large lots reserved for future development. The large lots are 85,226 square feet and 533,023 square feet, and the lots are located on the south and east sides of the site. Portions of the large lots to the south were previously approved for another single family subdivision (ZC-19-0743).

Frias Avenue will be developed as a 60 foot wide public street on the south side of the site, and five, 42 foot wide private streets connecting to Frias Avenue will provide internal access to the subdivision. The 42 foot wide private streets will include 4 foot wide sidewalks on 1 side of the street, and 2 of the streets will terminate in cul-de-sacs located within 2 overlapping 100 foot wide power line easements on the east side of the site. The power line easements run in a northeast/southwest direction. The reduced street intersection off-set to 124 feet is requested from Jones Boulevard and the proposed private street named Dallington Street.

Twenty-three residential lots located on the northeast side of the project will take access from Haleh Avenue, which runs east/west along the north side of the project. Five residential lots located on the south side of the project will take access from Frias Avenue. The remainder of the residential lots will access internal private streets.

Landscaping

Perimeter landscaping includes a 10 foot wide landscape strip along Frias Avenue (except no street landscaping is provided in front of the 5 lots that access Frias Avenue) with an attached sidewalk, a 15 foot wide landscape strip along Jones Boulevard with a detached sidewalk, and a 10 foot wide landscape strip along Haleh Avenue (except no street landscaping is provided in

front of the 23 lots that access Haleh Avenue) with an attached sidewalk. Internal landscaping includes 6 foot wide landscape strips along portions of the internal private streets.

Elevations

Plans depict 5 different home models with 3 separate elevations for each home model. Of these different home models, 3 of the plans are for 2 story homes and the remaining plans are for 3 story homes. All of the homes will have pitched roofs with concrete tile roofing material. The 2 story homes will have a maximum height of 26 feet, and the 3 story homes will have a maximum height of 37 feet. The exterior of the homes will have a stucco finish painted in earth tone colors. Architectural enhancements include brick, stone veneer, various window fenestrations, pop-outs, and recesses to break-up the vertical and horizontal surfaces of the homes.

Floor Plans

The plans indicate that the proposed home models will be between 1,798 square feet to 3,072 square feet in area. Each home has a 2 car garage and options for 3 to 5 bedrooms.

Applicant's Justification

The applicant indicates that the proposed development is in conformance with the land use plan. Portions of the site have been approved for higher density residential development; therefore, the proposed development will have less impact on the community than developments that would be allowed by the current R-3 zoning portions of the site. In addition, requests to increase building heights, increase wall height, and reduce intersection off-set have been approved for other projects by this developer in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0743	Reclassified southern portions of the site to an R-2 zoning for a single family residential development, northern portions of the project were designated as future development, which are incorporated into this subject application	Approved by BCC	November 2019
TM-19-500194	162 single family residential lots	Approved by BCC	November 2019
VS-19-0744	Vacated and abandoned easements and rights-of-way	Approved by BCC	November 2019
ZC-0362-04	Reclassified the western portion of this site to R-3 zoning and the southern portion of the site to RUD	Approved by BCC	May 2004
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 du/ac to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-E, R-2, & R-3	Single family residential subdivisions & undeveloped
South	Residential Medium (3 du/ac to 14 du/ac) & Residential Suburban (up to 8 du/ac)	R-2	Approved 162 lot single family residential subdivision, existing single family residential subdivision, & undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped & single family residential subdivision
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential subdivision

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

Related Applications

Application Number	Request
TM-19-500238	A tentative map for a 222 lot single family residential subdivision is a companion item on this agenda.
VS-19-0889	A vacation and abandonment of 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

This request conforms to the Enterprise Land Use Plan. The proposed development complies with Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The majority of the existing residential developments in the surrounding area consist of single family homes in R-2 zoned districts. Therefore, the project complies with Urban Specific Policy 4 to preserve existing residential neighborhoods by encouraging vacant lots within this area to develop at similar densities as the existing area. Therefore, staff supports the zone change.

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.

Since, this project creates a development that exceeds 500 units through successive additions to the development, the applicant is required to enter into a negotiated development agreement with Clark County to ensure that fair share contributions are provided toward public infrastructure impacted by this development. As a result, staff can support the request for a High Impact Project since the negotiated development agreement will help off-set some of the infrastructure and public service costs generated by this development.

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 waiver to increase the building height. A majority of the models do not exceed 35 feet; however, some of the models have 3 stories and the roof is at a height of 37 feet. The request is less than a 10 percent deviation from the standard height, and similar requests have been approved for other residential developments within Enterprise.

Waiver of Development Standards #2

Similar requests to increase wall height have been approved for existing developments in this area. The proposed increase in wall height is minimal and will not have an adverse impact on the abutting properties. Therefore, staff does not object to this request.

Design Review

The proposed use of the property is consistent and compatible with existing and planned land uses on the abutting properties. In addition, the architectural design of the residences is consistent with existing single family homes in the area. Therefore, staff supports the design review.

Public Works - Development Review

Waiver of Development Standards #3

The reduced street intersection off-set is a self-imposed hardship that can be addressed with a site redesign.

Department of Aviation

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

Staff Recommendation

Approval of the zone change, use permit, waivers of development standards #1 and #2, and the design review; denial of waiver of development standards #3.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a negotiated development agreement prior to any permits or subdivision mapping in order to provide fair-share contributions toward public infrastructure impacted by this development;
- This project combined with the previously approved developments in Highland Ranch (and adjacent) will be considered a High Impact Project and all successive submittals must follow those guidelines;
- 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 use permit, waivers of development standards and design review must commence within 4 years of the 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 30 to 60 feet for Frias Avenue, 30 feet for Huleh Avenue, and the associated spandrels;
- If required by the Regional Transportation Commission, construct a standard bus turnout on the east side of Jones Boulevard, north of and as close as practical to Frias Avenue and include a 5 foot by 25 foot bus shelter pad easement behind the sidewalk;
- Applicant shall ensure that the vacation of the Frias Avenue cul-de-sac bulb is recorded with the final map;
- Applicant shall be responsible for the reconstruction of Frias Avenue as a 60 foot wide through street by removing all asphalt, curb, gutter, and sidewalk from the existing cul-de-sac and reconstructing the improvements in the correct location.
- 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.

Department of Aviation

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

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 #0586-2019 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: WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE ST, SUITE 216, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION 22A

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) <small>(HIGH IMPACT PROJECT)</small> <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>11/13/19</u> PLANNER ASSIGNED: <u>JT</u> ACCEPTED BY: <u>JT</u> FEE: <u>\$4,325</u> CHECK #: <u>100172, 100273, 100275</u> COMMISSIONER: <u>JJ</u> <small>100276</small> OVERLAY(S)? <u>N</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <small>PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</small> APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>ZC-19-0891</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>12/11</u> TIME: <u>6pm</u> PC MEETING DATE: <u>X</u> BCC MEETING DATE: <u>1/8/20</u> ZONE / AE / RNP: <u>RE/R3 to R-2</u> PLANNED LAND USE: <u>ENT R1 + R3</u> NOTIFICATION RADIUS: <u>1,500'</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
	PROPERTY OWNER	NAME: <u>Gameday, LLC</u> ADDRESS: <u>250 Pilot Road</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</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@americanwesthom</u> REF CONTACT ID #: <u>178928</u>	
	CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S Arville Street, 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> REF CONTACT ID #: <u>432024 19 7346</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-25-301-010 & 176-25-301-011
 PROPERTY ADDRESS and/or CROSS STREETS: Jones Blvd & Frias Avenue
 PROJECT DESCRIPTION: Single Family Residential 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.

 Property Owner (Signature)*

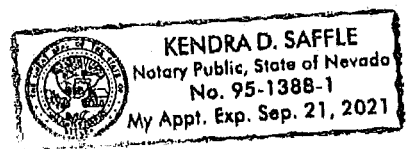
Lawrence D. Canarelli

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 28, 2019 (DATE)
 By Lawrence D. Canarelli

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.

11 November 2019

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

20-19-0891

**RE: Highlands Ranch Unit 29 (222 lot Subdivision)
Justification Letter for Zone Change, High Impact Project Use Permit, Waiver of
Development Standards & Design Review
SHG Project No. AWD1906-000**

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

The project sites associated with the subject application are approximately 45.7± gross acres and covers APN 176-25-301-010 and 011, 012, 016, and 022. This development is located in a portion of Section 25, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 222 lots with a gross density of 4.77 dwelling units per acre. The parcels are currently zoned both R-E and R-3.

The Highlands Ranch Unit 29 development will be developed as a 29.8± acre development, while the remaining area will be mapped as one large lot designated for future development. The development site currently has APN's zoned R-E and R-3.

In this development, American West Development will offer 5 different house plans with 3 separate elevations per plan. Of these 5 house plans, three plans are 2-stories tall while the remaining plans are 3-stories tall. House sizes ranges from 1,798 s.f. to 3,072 s.f., with the target buyer being young families and second home buyers.

The proposed community has been designed to complement the surrounding Highlands Ranch subdivisions. AWD feels that the proposed project will blend nicely with the single-family subdivisions to the north, west and south of this site.

The Highlands Ranch Unit 29 development is the fourth development submitted to Clark County Current Planning for review within the vacant area bounded by Cactus, Jones, Lindell and Haleh. This proposed 222-lot development will push the total number of lots proposed in the area to

exceed the 500-lot threshold that requires a High Impact Project Special Use permit. This Special Use Permit will allow the developer to negotiate a Development Agreement with the County to ensure that reasonable provisions of necessary improvements to mitigate impacts to the area and adequately serve the proposed development.

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 37-foot Height
- Justification: This additional height will allow American West Development to provide a 9-foot 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 10% increase in height and will allow them to provide more options for potential buyers with additional products.

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

- Waiver: 125 - feet offset measured from right-of-way to right-of-way.
- Request: 124 - feet offset at Jones Boulevard and Dallington Street
- Justification: This request is to allow the offset to be reduced to approximately 124 -feet from the existing Jones Boulevard to proposed Dallington Street. Jones Boulevard is a 100-foot wide public right-of-way while Dallington Street is a

Reviewed by State

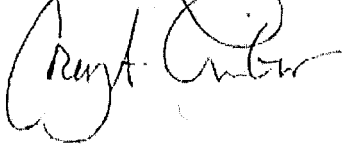
Page 4

42-foot private street (38 feet back of curb to back of curb) inside the proposed development. The land use and lot size are in conformance with the development code and the adjacent properties; therefore, this request seems reasonable.

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

Sincerely,

Slater Hanifan Group, Inc.

A handwritten signature in black ink, appearing to read "Corey Lieber", written over a faint circular stamp or watermark.

Corey Lieber, PE, Project Manager

Cc: Mark Dunford, American West Development;
Chelsea Jensen, WPS

01/08/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

FRIAS AVE/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0896-CORTNEY, MARY A. & CFT LANDS, LLC:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS increase wall height.

DESIGN REVIEWS for the following: 1) single family residential development, and 2) increased finished grade on 5.0 acres.

Generally located on the south side of Frias Avenue (alignment) and the west side of Arville Street (alignment) within Enterprise (description on file). JJ/jt/d (For possible action)

RELATED INFORMATION:

APN:

177-30-401-002; 177-30-401-003

WAIVER OF DEVELOPMENT STANDARDS:

Increase combined wall/retaining wall height up to 11 feet (5 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 and Figure 30.64-15 (a 22% increase).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade up to 60 inches (5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 35
- Density (du/ac): 7.0
- Minimum/Maximum Lot Size (square feet): 3,306/4,456 (gross/net)
- Project Type: Single family residential development

- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 2,040 & 2,358

History

The western 2.5 acres of the subject site was previously approved for an 18 lot single family residential subdivision. This application is to reclassify the adjacent 2.5 acres to the east to R-2 zoning, and redesign the subdivision on both parcels to create a 35 lot subdivision.

Site Plans

The plans depict a 35 lot single family residential subdivision with a single point of access from Frias Avenue. Forty-three foot wide private streets with a sidewalk on 1 side provide access within the subdivision. The layout of the streets includes an east/west street that terminates in a cul-de-sac on the west side and 2 stub streets on the east side. A 50 foot wide Nevada Power Company easement runs along the north side of the site, adjacent to Frias Avenue, and 5 foot wide drainage easements are located along the west property line and both perpendicular and parallel to portions of the southern property line. Both the increased finished grade and the increased retaining wall height will occur along the south property line.

Landscaping

Landscaping and a meandering path are provided in the Nevada Power Company easement along the north side of the site. An attached sidewalk with a 6 foot wide landscape strip is also provided along Frias Avenue, and a detached sidewalk with a 15 foot wide landscape strip is provided along Arville Street.

Elevations

The plans depict 2-story model homes with a maximum height of 27 feet. The plans submitted consist of 2 models, each with 2 different elevation options having architectural and design variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, stone veneer accents, and fenestration around the windows.

Floor Plans

A 2,040 square foot floor plan and a 2,358 floor plan are proposed, each containing a 2 car garage.

Applicant's Justification

According to the applicant, this project will provide entry level, affordable housing by current market conditions, and the conforming zone change request will expand the previously approved subdivision on the west side of this site. Since, the site shares a common boundary with existing R-2 zoning, the applicant states that the zone change will not adversely affect the surrounding area.

The design review for the single family subdivision will expand the subdivision that was previously approved on a portion of this site. In addition, the design review for increased grade and the waiver of development standards for increased wall height are appropriate and necessary due to several localized low points found along the eastern and southern boundary of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0687	Reclassified the western 2.5 acres of the subject site to R-2 zoning for an 18 lot single family subdivision	Approved by BCC	October 2019
TM-19-500178	18 lot single family subdivision on the western 2.5 acres of the subject site	Approved by BCC	October 2019
VS-19-0686	Vacated and abandoned government patent easements on the western 2.5 acres of the subject site	Approved by BCC	October 2019

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-19-500243	A tentative map for a single family residential subdivision is a companion application on this agenda.
VS-19-0895	A vacation and abandonment of a 5 foot wide easement along the east property line is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

The request to R-2 zoning conforms to the Enterprise Land Use Plan, which designates the site as Residential Suburban at a density up to 8 dwelling units per acre. In addition, the conforming zone boundary amendment is a continuation of the previously approved R-2 zoning on the western portion of the subject site, and the undeveloped lots on the north, south, and west sides of the site are also planned for a land use of Residential Suburban. Furthermore, an existing R-2 zoned development consisting of 77 single family residential lots is located across Frias Avenue to the north. As a result, staff finds that the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area, and staff can support the request.

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.

Staff finds that the increased wall height should not adversely impact the surrounding properties. The topography and drainage of the project site warrants an increase to the retaining wall height, and the additional 24 inches above the maximum height should not negatively impact the adjacent land uses. Therefore, staff can support this request.

Design Review #1

The design of the subdivision layout is consistent and compatible with the approved subdivision on the western portion of the site, the existing subdivision located across Frias Avenue to the north, and planned land uses in the area. Architectural elements are provided on all elevations of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43, which promotes, in part, projects that provide varied rooflines and architectural enhancements on all sides. Therefore, staff recommends approval.

The previously approved zone change for the western portion of this site was approved with a condition to continue to work to provide a pathway within the transmission line easement. Staff recommends that this condition also be placed on this application.

Public Works - Development Review

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Approval.

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;
- Expunge the waiver of development standards and design review portions of ZC-19-0687;
- Continue to work to provide a pathway within the transmission line easement;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of the 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(3)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Arville Street, 30 feet for Frias Avenue, and associated spandrel;
- 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 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 advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0499-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA
CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION 23A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE ^{#1,050} <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) ^{#475} <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) ^{#675} <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>11/14/19</u> PLANNER ASSIGNED: <u>JCT</u> ACCEPTED BY: <u>JCT</u> FEE: <u>#2,200</u> CHECK #: <u>180457/1804072/1804073</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>N</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>ZC-19-0896</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>12/11/19</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1/8/20</u> ZONE / AE / RNP: <u>RE → R2</u> PLANNED LAND USE: <u>ENTRS</u> NOTIFICATION RADIUS: <u>1,000</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
	PROPERTY OWNER	NAME: <u>CFT Lands LLC</u> ADDRESS: <u>250 Pilot Rd #140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Summit Homes of Nevada Attn: Andrew Acuna</u> ADDRESS: <u>3425 Cliff Shadows Parkway Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-365-8588</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>170565</u>	
	CORRESPONDENT	NAME: <u>Taney Engineering Attn: Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-30-401-003, 177-30-401-002

PROPERTY ADDRESS and/or CROSS STREETS: W. Frias Ave and Arville St.

PROJECT DESCRIPTION: Residential Subdivision

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

[Signature]
 Property Owner (Signature)*

LAWRENCE D. CANARELLI, President
 Property Owner (Print) INVESTMENT MANAGER, INC., MANAGER
CFT LANDS, LLC

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 10/21/19 (DATE)
 By LAWRENCE D. CANARELLI, PRESIDENT

NOTARY PUBLIC: [Signature]

TERESA ARREDONDO-O'MALLEY
 Notary Public, State of Nevada
 No. 06-102065-1
 My Appt. Exp. Sep. 22, 2021

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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ APP. NUMBER: <u>ZC-19-0816</u> 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>Mary A Cortney</u> ADDRESS: <u>7649 Dove Canyon St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>Summit Homes of Nevada Attn: Andrew Acuna</u> ADDRESS: <u>3425 Cliff Shadows Parkway Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-365-8588</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Taney Engineering Attn: Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-30-401-002, 177-30-401-003

PROPERTY ADDRESS and/or CROSS STREETS: W. Frias Ave and Arville St.

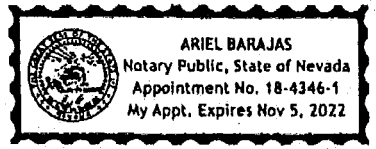
PROJECT DESCRIPTION: Residential Subdivision

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

Mary A. Cortney _____
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 8/6/19 (DATE)
 By Mary Agnes Cortney
 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.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

11/14/2019

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

20-19-0896

**Re: Frias and Arville – Justification Letter – Conforming Zone Change, Tentative Map, Design Review, Waiver of Standards
(APN: 177-30-401-002, 003)**

Dear Planner:

On behalf of our client, Summit Homes of Nevada, LLC, Taney Engineering is respectfully submitting a project description letter for a Conforming Zone Change, Tentative Map, Design Review and Waiver of Standards for a proposed 5.37-acre, 35 lot residential subdivision.

Project Description:

The project consists of 5.37 acres, 35 lot residential subdivision with 6.5 lots per acre located along Frias Avenue west of Arville Street. Currently, APN:177-30-401-003 is zoned R-E – Rural Estates Residential, with a planned land use RS – Residential Suburban. We are requesting this parcel to be zoned R-2. Per ZC-19-0687, APN: 177-30-401-002 was previously rezoned R-2. We would like to incorporate APN: 177-30-401-003 in this submittal.

Our project will consist of entry level, affordable housing by current market conditions. For pedestrian safety we will provide sidewalks on one side of the street. In addition to stylish exteriors, the homes will include full length 20' paver driveways with 2-car garages.

The subdivision will have access to the site from Frias Ave. There will be 2-car garages provided for each unit for a total of 70 parking spaces. Perimeter landscaping is being provided along Frias Avenue and Arville Street. The landscaping along Frias includes a different tree species than that of the trees on Arville since they are within the existing 50-foot Nevada Power Company Easement.

The houses will range in size from approximately 2,040 square feet to 2,358 square feet and will consist of two-story homes (height of two-story homes will not exceed 29'-6") with two car garages.

The site design shows an existing 50' Nevada Power Company Easement at the entrance of the subdivision. All landscape material within the easement to meet the type and size per NV Energy.

Due to the presence of several localized low points found along the eastern and southern boundary of the site, a design review for excess fill and a waiver of standards for wall heights will need to be applied for.



TANEY ENGINEERING

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PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

Conforming Zone Change – R-E to R-2 – (applies to 177-30-401-003)

The project site is bound by properties with planned land use and zoning as follows:

- South: R-E Rural Estates Residential (2 units/acre); RS – Residential Suburban
- West R-E Rural Estates Residential (2 units/acre); – Residential Suburban
- North: R-2 Medium Density Residential (8 units/acre); RS – Residential Suburban
- East: R-E Rural Estates Residential (2 units/acre); PF – Schools, Churches, Public Facilities

Since the site shares a common boundary with existing R-2 zoning, we believe the zone change would not adversely affect the established zoning intent for the surrounding area.

Waiver of Standards – Wall Height – (applies to 177-30-401-002 and -003)

On behalf of our client, we would like to request waiver of standards for retaining walls ranging from 4 to 5 feet of retention with a 6 feet screen wall on top of the retaining for a total wall height range not to exceed 11 feet. Therefore due to the increased fill to establish the proposed finish floor elevations, an increased retaining height will be needed. The walls will not have an adverse impact on the surrounding area adjacent to the site.

Design Review – Excess Fill - (applies to 177-30-401-002 and -003)

We would like to apply for a design review for the excess fill at our edge conditions along the southern boundary. We believe that the difference in elevation between the proposed and existing grade will range from 4 to 5 feet around the existing localized low points.

In addition, all homes will include architectural enhancements on all sides, subject to design review.

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

Respectfully,

Elina Prajapati
TANEY ENGINEERING