



Enterprise Town Advisory Board

Clark County Commission Chambers

500 South Grand Central Pkwy

Las Vegas, NV 89155

August 12, 2020

6:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (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/or is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council 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(s): Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, and 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 (3) 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 Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for July 29, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

IV. Approval of the Agenda for August 12, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

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

VI. Planning and Zoning

1. **AG-20-900314:** The Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action) **08/18/20 PC**
2. **UC-20-0278-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE:**
USE PERMIT for automobile brake repair and maintenance.
DESIGN REVIEW for a proposed automobile brake repair and maintenance building in conjunction with a shopping center on a portion of 32.1 acres in a C-2 (General Commercial) Zone and P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/rk/jd (For possible action) **08/18/20 PC**
3. **ZC-20-0284-LH VENTURES, LLC:**
ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.
DESIGN REVIEWS for the following: **1)** a proposed charter school site; and **2)** increase finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/18/20 PC**
4. **VS-20-0285-LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessouri Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/18/20 PC**
5. **ET-20-400069 (VS-18-0408) -LEWIS INVESTMENT COMPANY NEVADA, LLC:**
VACATION AND ABANDONMENT FIRST EXTENSION OF TIME for easements of interest to Clark County located between Oleta Avenue and Blue Diamond Road and between Conquistador Street and Grand Canyon Drive within Enterprise (description on file). JJ/jor/jd (For possible action) **08/19/20 BCC**

6. **UC-20-0319-HECKMAN, BRUCE & SANDRA:**
USE PERMIT for modified development standards for a reduced setback in conjunction with an existing single family residence on 0.16 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community. Generally located on the north side of Benidorm Avenue, 187 feet east of Almenia Street within Enterprise. JJ/jor/jd (For possible action) **09/01/20 PC**

7. **UC-20-0320-BAYUDAN, DANIEL & CHRISTINE MARIE:**
USE PERMIT for modified development standards for a reduced setback for a patio cover in conjunction with an existing single family residence on 0.08 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community. Generally located on the west side of Jeffcott Street, 36 feet north of Cabarita Avenue within Enterprise. JJ/jor/jd (For possible action) **09/01/20 PC**

8. **VS-20-0316-MEMA FAMILY TRUST & HUTCHESON, ERIC C. & MARLENE V. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Moberly Avenue and Robindale Road and between Fairfield Avenue and Placid Street within Enterprise (description on file). MN/sd/jd (For possible action) **09/01/20 PC**

9. **WS-20-0317-DBAC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow vertical metal siding on a single family residence.
DESIGN REVIEW for a single family residential development on 4.0 acres in an R-E (Residential Estates Residential) Zone. Generally located on the south side of Maule Avenue and the east side of Rogers Street within Enterprise. MN/nr/jd (For possible action) **09/01/20 PC**

10. **ET-20-400073 (WS-18-0387)-MOUNTAIN WEST ASSOCIATES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increased wall height; 2) increased building height; 3) reduced roof pitch; 4) increased width of architectural enclosures; and 5) reduced street intersection off-set.
DESIGN REVIEW for a proposed single family residential development on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road (alignment) and the south side of Pyle Avenue (alignment) within Enterprise. JJ/bb/jd (For possible action) **09/02/20 BCC**

11. **ET-20-400074 (VS-18-0388)-MOUNTAIN WEST ASSOCIATES, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Lindell Road (alignment) and Edmond Street (alignment), and between Pyle Avenue (alignment) and Haleh Avenue (alignment), and a portion of a right-of-way being Lindell Road located between Pyle Avenue (alignment) and Haleh Avenue (alignment), and a portion of a right-of-way being Pyle Avenue located between Lindell Road (alignment) and Edmond Street (alignment) within Enterprise (description on file). JJ/bb/jd (For possible action) **09/02/20 BCC**

12. **WS-20-0318-COUNTY OF CLARK(AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE NO 8, LLC (LEASE);**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased signage; 2) reduced landscaping; 3) reduced approach distance; and 4) reduced throat depth.
DESIGN REVIEW for signage and landscaping in conjunction with a data center on 40.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, east side of Jones Boulevard, south side of the CC 215, and west side of Lindell Road within Enterprise. MN/nr/jd (For possible action) **09/02/20 BCC**

VII. General Business

1. Discuss and revise the Enterprise TAB meeting date/time currently set for Tuesday, November 24, 2020 at 6pm (for possible action).

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: August 26, 2020 at 6:00 p.m.

- X. Adjournment.

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

Windmill Library -7060 W. Windmill Lane
Einstein Bros Bagels- 3837 Blue Diamond Rd.
Enterprise Library- 25 E. Shelbourne Ave.
Whole Foods Market- 6689 Las Vegas Blvd

<https://notice.nv.gov>



+3

Enterprise Town Advisory Board

July 29, 2020

MINUTES

Board Members: Jenna Waltho, Chair - **PRESENT** Barris Kaiser, Vice Chair **PRESENT**
Rachel Pinkston **PRESENT** via WebEx David Chestnut **PRESENT**
Kendal Weisenmiller **EXCUSED**

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

Lorna Phegley, Current Planning

II. Public Comment

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

None.

III. Approval of July 1, 2020 Minutes (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** Minutes for July 15, 2020

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

IV. Approval of Agenda for July 29, 2020 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended.

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

Applicant request holds:

8. ZC-20-0284-LH VENTURES, LLC: Applicant has requested a **HOLD** to the Enterprise TAB meeting on August 12, 2020 to conduct a neighborhood meeting.

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

9. VS-20-0285-LH VENTURES, LLC: Applicant has requested a **HOLD** to the Enterprise TAB meeting on August 12, 2020 to conduct a neighborhood meeting.

Related applications:

4. VS-20-0264-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #2 LEASE:
5. VS-20-0279-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #3 LEASE:
6. VS-20-0280-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #4 LEASE:
7. VS-20-0281-COUNTY OF CLARK (AVIATION) & SWITCH COMMUNICATIONS LEASE:

11. ET-20-400060 (UC-18-0193) -EAGLE PROMENADE, LLC:
12. ET-20-400062 (VS-18-0192) -EAGLE PROMENADE, LLC:

14. ZC-20-0286-EPIC MOUNTAINS EDGE, LLC:
15. VS-20-0287-EPIC MOUNTAINS EDGE, LLC:
16. TM-20-500095-EPIC MOUNTAINS EDGE, LLC:

V. Informational Items

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

- a) Clark County residents are asked to complete a vision and values survey. Residents who complete the survey will be helped too “Transform Clark County.” The survey will close at 11:59 pm, July 31, 2020.
- b) The BCC approved the reallocation of \$15, 703,891 of appropriations within the Parks and Recreation Improvements Fund (4140) from the Park Projects/Renovations District A allocation to the Silverado Ranch Community Center project. This is the first sep for a community center in Enterprise.

VI. Planning & Zoning

1. **TM-20-500090-USA:**
TENTATIVE MAP consisting of 84 single family residential lots and common lots on 10.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue, 350 feet west of Durango Drive within Enterprise. JJ/nrx/xx (For possible action) **08/04/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

2. **UC-20-0278-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE:**
USE PERMIT for automobile brake repair and maintenance.
DESIGN REVIEW for a proposed automobile brake repair and maintenance building in conjunction with a shopping center on a portion of 32.1 acres in a C-2 (General Commercial) Zone and P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/rk/jd (For possible action) **08/18/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** applicants agreed to **HOLD** to the Enterprise TAB meeting on August 12, 2020 due to no plans presented.

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

3. **VS-20-0263-KULAR, GURDEV SINGH:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and El Capitan Way and between Gomer Road and Meranto Avenue and a portion of right-of-way being Fort Apache Road located between Gomer Road and Furnace Gulch Avenue within Enterprise (description on file). JJ/sd/jd (For possible action) **08/18/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

4. **VS-20-0264-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #2 LEASE:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and between Badura Avenue and Roy Horn Way within Enterprise (description on file). MN/lm/jd (For possible action) **08/18/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

5. **VS-20-0279-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #3 LEASE:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Decatur Boulevard, and between Badura Avenue and Warm Spring Road within Enterprise (description on file). MN/lm/jd (For possible action) **08/18/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

6. **VS-20-0280-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #4 LEASE:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Jones Boulevard, and between Badura Avenue and Warm Springs Road within Enterprise (description on file). MN/lm/jd (For possible action) **08/18/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

7. **VS-20-0281-COUNTY OF CLARK (AVIATION) & SWITCH COMMUNICATIONS LEASE:**

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Lindell Road, and between Warm Springs Road and Capovilla Avenue within Enterprise (description on file). MN/lm/jd (For possible action) **08/18/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

8. **ZC-20-0284-LH VENTURES, LLC:**

ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.

DESIGN REVIEWS for the following: 1) a proposed charter school site; and 2) increase finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/18/20 PC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on August 12, 2020 to conduct a neighborhood meeting.

9. **VS-20-0285-LH VENTURES, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessouri Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/18/20 PC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on August 12, 2020 to conduct a neighborhood meeting.

10. **DR-20-0298-CACTUS VILLAGE, LLC:**

DESIGN REVIEW for lighting in conjunction with a previously approved convenience store and gasoline station on 1.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Cactus Avenue within Enterprise. MN/md/jd (For possible action) **08/19/20 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

11. **ET-20-400060 (UC-18-0193) -EAGLE PROMENADE, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to commence the following: 1) proposed convenience store; 2) proposed gasoline station; and 3) proposed vehicle wash.
WAIVER OF DEVELOPMENT STANDARDS for reduced improvement standards (throat depth) where required per Uniform Standard Drawings.
DESIGN REVIEWS for the following: 1) proposed convenience store; 2) proposed gasoline station; 3) proposed vehicle wash; and 4) proposed shopping center on 8.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Eldorado Lane and the west side of Rainbow Boulevard within Enterprise. MN/md/jd (For possible action) **08/19/20 BCC**

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

12. **ET-20-400062 (VS-18-0192) -EAGLE PROMENADE, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME to record a portion of a right-of-way being Rainbow Boulevard located between Eldorado Lane and Warm Springs Road within Enterprise (description on file). MN/md/jd (For possible action) **08/19/20 BCC**

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

13. **ET-20-400069 (VS-18-0408) -LEWIS INVESTMENT COMPANY NEVADA, LLC:**
VACATION AND ABANDONMENT FIRST EXTENSION OF TIME for easements of interest to Clark County located between Oleta Avenue and Blue Diamond Road and between Conquistador Street and Grand Canyon Drive within Enterprise (description on file). JJ/jor/jd (For possible action) **08/19/20 BCC**

Motion by Jenna Waltho
Action: **HOLD** to the Enterprise TAB meeting on August 12, 2020 due to no applicant.
Motion **PASSED** (4-0) /Unanimous

14. **ZC-20-0286-EPIC MOUNTAINS EDGE, LLC:**
ZONE CHANGE to reclassify 8.2 acres from R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) office/warehouse complex; and 2) increase finished grade on 9.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Silverado Ranch Boulevard, 350 feet east of Ullom Drive within Enterprise (description on file). JJ/jt/jd (For possible action) **08/19/20 BCC**

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

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

Per staff conditions.

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

15. **VS-20-0287-EPIC MOUNTAINS EDGE, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard, and between Arville Street and Ullom Drive, and a portion of a right-of-way being Silverado Ranch Boulevard located between Arville Street and Ullom Drive within Enterprise (description on file). JJ/jt/jd (For possible action) **08/19/20 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

16. **TM-20-500095-EPIC MOUNTAINS EDGE, LLC:**

TENTATIVE MAP for a commercial subdivision on 9.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Silverado Ranch Boulevard, 350 feet east of Ullom Drive within Enterprise. JJ/jt/jd (For possible action) **08/19/20 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

17. **UC-20-0288-CCC, LLC:**

USE PERMIT for a marijuana establishment (retail marijuana store).

WAIVER OF DEVELOPMENT STANDARDS to allow an attached sidewalk.

DESIGN REVIEW for a retail building for a marijuana establishment on a portion 3.6 acres in a C-1 (Local Business) (AE-60) Zone. Generally located on the southeast corner of Haven Street and Warm Springs Road within Enterprise. MN/nr/jd (For possible action) **08/19/20 BCC**

Motion by David Chestnut

Action: **APPROVE**

Waiver of Development Standards no longer needed

CHANGE Current Planning bullet #1 to Read:

- Design Review as a public hearing for signage *and lighting*.

ADD Current Planning conditions:

- Design Review as a public hearing for significant changes to plans;
- Install intense landscape buffer on the southern boundary.

Per staff conditions.

Motion **PASSED** (3-1) / Kaiser-Ney

18. **ZC-20-0311-WALSH JOSEPH P & ROSELYN M:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Residential Estates) Zone to C-2 (General Commercial) Zone.
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping; **2)** modify commercial driveway geometrics; and **3)** allow second story clear windows.
DESIGN REVIEWS for the following: **1)** indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings; and **2)** increased finished grade. Generally located on the west side of Cameron Street (alignment), 300 feet north of Cactus Avenue within Enterprise. JJ/bb/jd (For possible action) **08/19/20 BCC**

Motion by David Chestnut

Action:

APPROVE Zone Change.

APPROVE Use Permit.

APPROVE Waiver of Development Standards #s 1 and 3.

NO RECOMMENDATION Waiver of Development Standards # 2.

DELETE Current Planning Bullet #2.

ADD Current Planning conditions:

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

APPROVE Design Review

Per staff if approved conditions.

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

VII. General Business:

1. Receive update on Master Plan and Development Code Rewrite from Enterprise TAB representative Dave Chestnut (for discussion).

Dave Chestnut present the following:

- Minutes for the first TAB/CAC meeting for TAB review.
- Discussed how the TAB can be involved.
- Initial thoughts on topics the TAB can pursue.

VIII. Public Comment:

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

None.

IX. Next Meeting Date

The next regular meeting will be August 12, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

ADJOURN meeting at 7:30 p.m.

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

DRAFT

Thoughts on Master Plan and Development Code Update.

- ❖ A County led, Community Plan Working Group (CPWP) was convened in 2014 to update goals and policy/land use categories. The project was undertaken by a diverse stakeholder group. The group met for two years. The goals and policies from 8 urban town advisory boards (TAB) were consolidated into the current County Master Plan, 10 Urban Specific Policies. Later, 5 specific policy sections were added including the Enterprise request to create the Arden business park.
- ❖ The staff has pushed urban development policies to the CPWP. Enterprise is suburban with a rural element. The rural element has been ignored in the goals/policies and development code. The Enterprise TAB in 2017 submitted suggested updates for Rural Neighborhood Preserve which have not been acted upon.
- ❖ A CPWP consensus could not be reached on new land use categories. The County staff could not answer the question of why we developed 23 land use categories. It is tough to create a solution if the history of how we got there is missing. Each of the unincorporated towns are at different stages of development. In addition, the tendency is to give the developer what they want. The land use plan and the development code requirements were generally ignored.
- ❖ The mixed-use-development (MUD) overlay was not thoroughly vetted when created and is exceedingly difficult to change. MUD was generated by the County staff to allow for more high-density housing. Projects were approved with as little as 1% commercial element. The projects built created more area traffic not less. Most were too small to be an effective MUD. Also, the mixed-use-development has been misused by applicant representatives as a scare tactic against established residents.
- ❖ MUD has stymied industrial economic development in Enterprise. The Arden area has been designated for a rail business park. The staff position is the MUD residential element is commercial not residential. However, the UPRR will not move forward until the MUD overlay with its residential element is removed due to safety and liability concerns. So far, all efforts to remove the MUD in Arden have failed with one minor exception.
- ❖ Enterprise is unique because the town has 4 land use plans. The three major projects have their own approved, self-generated land use plan. The remaining Enterprise area is under the County plan. The major project plans are not reviewed with the county land use plan updates. Their development code is locked at approval and cannot be updated.

ENTERPRISE TOWN ADVISORY BOARD

ZONING / SUBDIVISIONS / LAND USE

1

AGENDA ITEM

PETITIONER:	Nancy A. Amundsen, Director, Department of Comprehensive Planning
RECOMMENDATION:	AG-20-900314: The Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action)

FISCAL IMPACT:

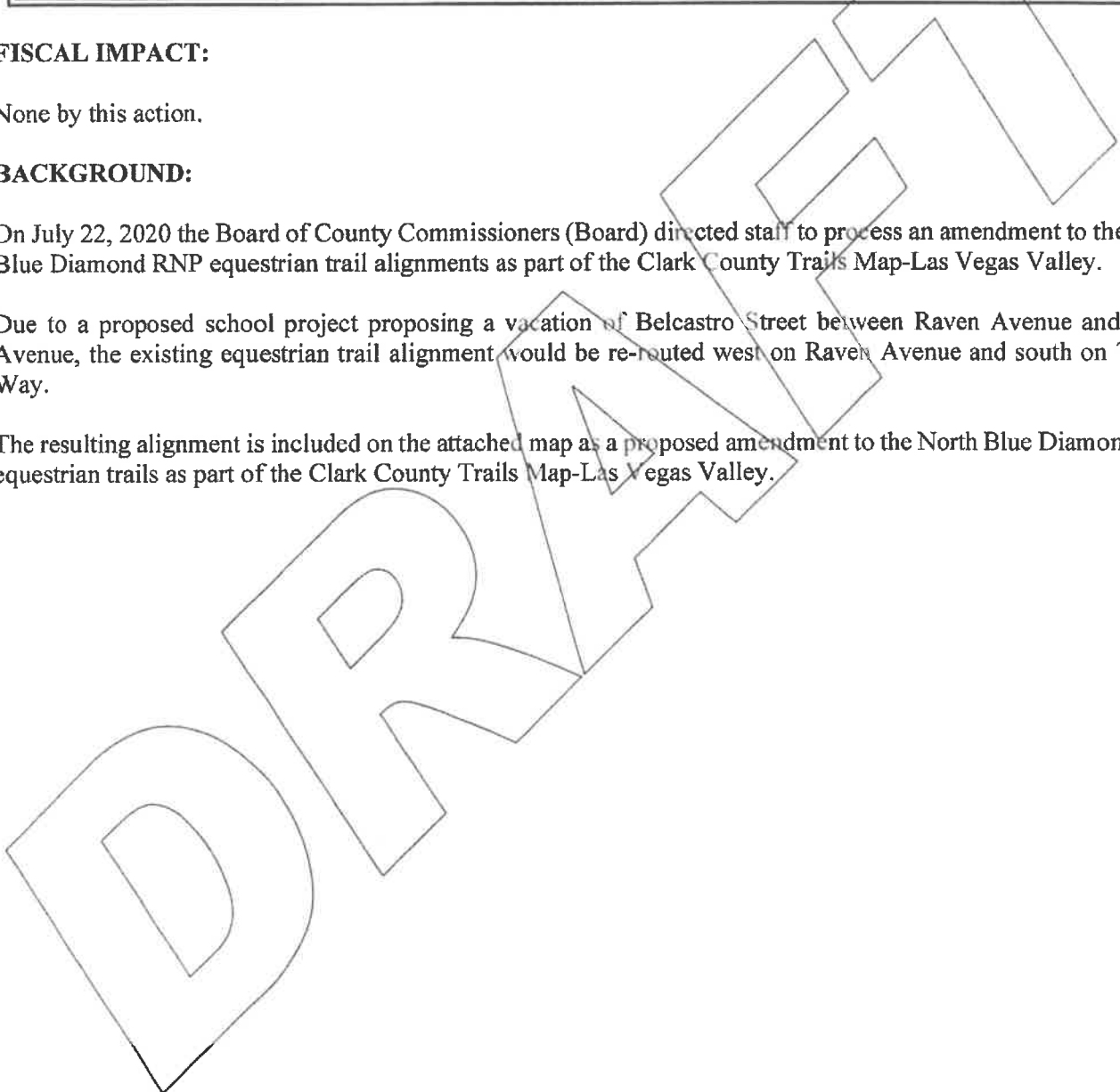
None by this action.

BACKGROUND:

On July 22, 2020 the Board of County Commissioners (Board) directed staff to process an amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley.

Due to a proposed school project proposing a vacation of Belcastro Street between Raven Avenue and Agate Avenue, the existing equestrian trail alignment would be re-routed west on Raven Avenue and south on Tenaya Way.

The resulting alignment is included on the attached map as a proposed amendment to the North Blue Diamond RNP equestrian trails as part of the Clark County Trails Map-Las Vegas Valley.

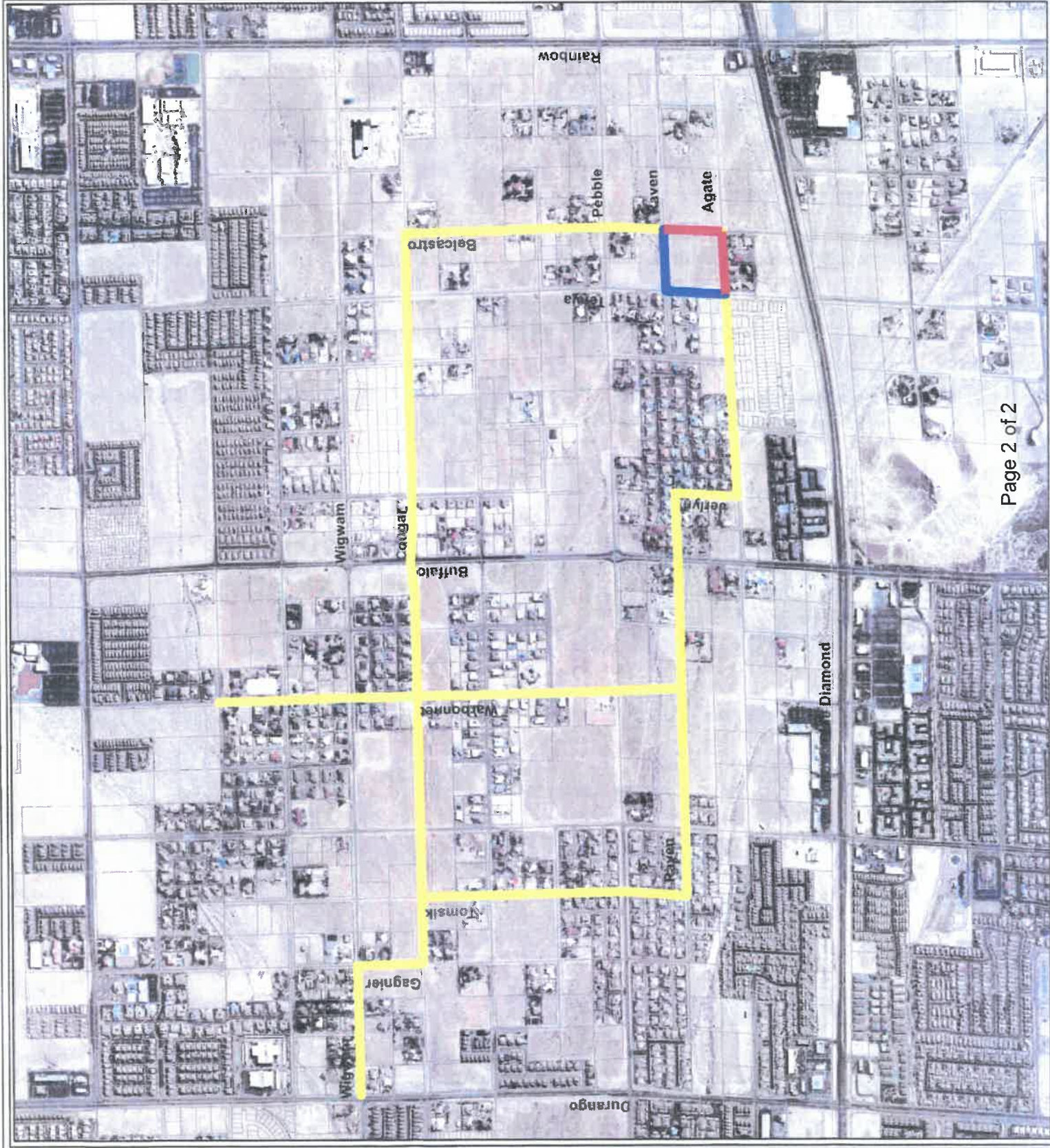


Cleared For Agenda
08/12/20

Comprehensive Planning Equestrian Trail Amendment N. Blue Diamond RNP Area

DRAFT

- Existing Trail Alignment To Be Deleted
- New Proposed Trail Alignment
- Existing Trail Alignments
- Parcel



Map Created On: July 22, 2020

This information is for display purposes only.

No liability is assumed as to the accuracy of the data delineated herein.



AUTOMOBILE BRAKE REPAIR
(TITLE 30)

BLUE DIAMOND RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0278-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE:

USE PERMIT for automobile brake repair and maintenance.

DESIGN REVIEW for a proposed automobile brake repair and maintenance building in conjunction with a shopping center on a portion of 32.1 acres in a C-2 (General Commercial) Zone and P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community.

Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

176-21-610-004 ptn

LAND USE PLAN:

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE) - GENERAL COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8145 Blue Diamond Road
- Site Acreage: 32.1 (portion)
- Project Type: Automobile brake repair and maintenance
- Building Height (feet): 28
- Square Feet: 4,040
- Parking Required/Provided: 32/36

Site Plans

The plans depict a proposed 4,040 square foot brake repair and maintenance shop within the existing Mountain's Edge Marketplace shopping center. The shopping center contains an anchor store, retail shops, and various smaller in-line shops and pad site buildings. The undeveloped pad site where Brake Masters will be located is orientated near the front of the complex, just south of Blue Diamond Road. There are 6 roll-up doors associated with the building that face east and internal to the development. There are existing drive aisles throughout the shopping

center, including on the south side of the subject parcel which provides cross access with the remainder of the shopping center.

Landscaping

There are existing landscape areas that were established with the initial development of the shopping center. The new landscaping for this pad site is proposed within the parking lot on the north and east sides of the building and along portions of the building footprint.

Elevations

The building is 1 story, up to 28 feet high. The roof of the building is flat with parapet walls and cornice treatments ranging in height from 18 feet to 28 feet. The facade consists of a stucco finish, reveal bands, and stone veneer wainscot. Six roll-up doors are located on the east side of the building. All roll-up doors face interior to the site or are screened from public view by the building itself or other buildings on-site.

Floor Plans

The 4,040 square foot brake repair building consists of 6 vehicle repair bays, a lobby area, restrooms, and breakroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates Brake Masters has on average 10 employees and the hours of operation will be from 7:30 a.m. to 5:30 p.m., Monday through Saturday. According to the applicant there will be less than 20 customers per day. The proposed use is allowed in C-2 with a special use permit and the site is adequately parked. Furthermore, this project is ideal as it will serve the commercial needs of the area and will be architecturally compatible to match the commercial development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0910	Reduction in the separation from a supper club to a residential use and allowed outside dining in conjunction with an existing restaurant	Approved by PC	January 2019
UC-0678-16	Reduced the setback from an outside dining and drinking establishment to a residential use, reduced the separation from a convenience store to a residential use, reduced the separation from a vehicle wash facility to a residential use, allowed a vehicle repair facility in a C-2 zone (at another location), waived a talk box for a drive-thru service to face adjacent residential use, and reduced the separation from a vehicle repair facility to a residential use	Approved by BCC	November 2016

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0501-16	Waived the separation between monument type signage, and a design review for an overall sign plan for the commercial development	Approved by BCC	September 2016
ZC-0043-16	Reclassified a portion of this site (2.5 acres) to C-2 zoning for a supper club in conjunction with a restaurant, a convenience store with gasoline sales, and vehicle car wash, and a use permit for the reduction in the separation from a supper club to a residential use (at another location)	Approved by BCC	March 2016
UC-1433-06	Redesigned a mixed-use project with apartments and commercial uses	Approved by BCC	December 2006
ZC-1004-05	Reclassified portions of the property to C-2 zoning for a mixed-use development with apartments and commercial uses	Approved by BCC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Major Development Project - General Commercial	C-2	Mix of developed & undeveloped commercial properties
West	Major Development Project - General Commercial	C-2	Apartment complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning Use Permit

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

The proposed use with this project is a discretionary use in the C-2 zone. Since the area immediately east and west of the subject pad site contains commercial type uses, staff does not have an issue with the proposed use. The site is located at the intersection of a state highway (Blue Diamond Road) and a collector street (Cimarron Road); and the overall shopping center has been designed as a mixed-use project with both apartments and commercial uses. Therefore, staff can support the use permit.

Design Review

The site design is consistent with on-site traffic circulation and will not be negatively impacted by the location of the building. The building itself has been designed to break-up the mass of a structure with varying building heights. Therefore, staff can support the design review 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

- Traffic study and compliance.

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 #0369-2019 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HEIGHTS PROPERTIES, LLP

CONTACT: JIM EGAN, HEIGHTS PROPERTIES LLP, 6179 E. BROADWAY BLVD.,
TUCSON, AZ 85711



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 (N2C) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>6-22-20</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$1,350.00</u> CHECK #: <u>On-line payment</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>P-C</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: _____	APP. NUMBER: <u>UC-20-0278</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/29/20</u> TIME: <u>6:00</u> PC MEETING DATE: <u>8/18/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>Ent MDA</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>David DelZotto c/o Blue Diamond M-E LLC</u> ADDRESS: <u>5920 S. Rainbow Blvd, Ste 11</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.222.1420</u> FAX: <u>702.222.1699</u> CELL: <u>NA</u> E-MAIL: <u>da@remingtonnevada.co</u>	
	APPLICANT	NAME: <u>James Egan C/o Heights Properties, LLP</u> ADDRESS: <u>6179 E. Broadway Blvd</u> CITY: <u>TUCSON</u> STATE: <u>AZ</u> ZIP: <u>85711</u> TELEPHONE: <u>520.512.0000</u> FAX: <u>520.512.1000</u> CELL: <u>520.631.9000</u> E-MAIL: <u>jim@heightspropertiesllp.c</u>	
	CORRESPONDENT	NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: <u>RET: 192903</u>	

ASSESSOR'S PARCEL NUMBER(S): 17621610004

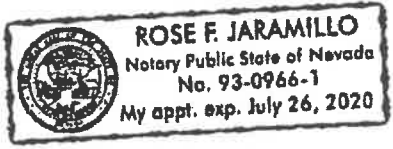
PROPERTY ADDRESS and/or CROSS STREETS: east of SEC Blue Diamond and Cimmaron

PROJECT DESCRIPTION: Mountain's Edge portion pad G

(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)* David DelZotto Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 22, 2020 (DATE)
 By David DelZotto
 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.

Heights Properties LLP

June 19, 2020

Mr. Robert Kaminski | Planner I
Department of Comprehensive Planning
Development Services Center
500 S. Grand Central Parkway, Ste 1
Las Vegas, NV 89155

Justification Letter: BRAKE MASTERS at Mountain's Edge parcel #17621610004

Dear Sir:

We are requesting the Special Use Permit to allow for the development of a Brake Masters Retail Maintenance Service Facility. The Property is a portion of pad G Mountain's Edge Marketplace a vacant commercial parcel east of the SEC of the Southwest Quadrant of Blue Diamond and Cimarron Roads. The property will be insulated by various commercial uses within a commercial cluster development and the property has extensive freeway frontage.

Brake Masters has been in the Las Vegas community since 1992 and has made a significant commitment to the community and the residents. Brake Masters has free Brake and Air Conditioning checks with no appointment necessary. This location will employ on average 10 employees and the hours are 7:30 AM to 5:30 pm Monday through Saturday closed Sunday to give their employees time to share with their families.

There are currently five locations in the Las Vegas SMSA and the plan is to place six more. With regard to special licensing the operations only require annual fire permits. We will be looking into the Green Build Program and LEED or equivalent design standards. With respect to the prospective development all the development has or will have connectivity for both automotive and pedestrian traffic.

As outlined earlier in the letter we will look into the issues of sustainable construction however at this submittal date we are in the early design stages. Surface parking will be present on site and that will include Bicycle parking. As a side note many of our employees are bicycle enthusiasts.

The proposed use is allowed in C-2 with a special use permit and the use is compatible with the surrounding uses and will provide customers for the restaurants and business while customers are having their vehicles maintained. This parcel is the last to develop within this area of the commercial cluster development and so no future uses will occur only replacement of uses over time.

Given the potential size of the building of only about 4,400 feet we meet parking and landscaping on site. All access is available to the property with no significant pressure on the existing roadway system given that we have on average less than 20 customers per day. As outlined in the conditions found under Title 30 the service bays and overhead doors will not face residential development or a public street

I summarize the approval of the special use permit will have no adverse or detrimental impacts to the surrounding area or existing uses.

Sincerely,

James Egan

08/18/20 PC AGENDA SHEET

PUBLIC CHARTER SCHOOL
(TITLE 30)

TENAYA WY/AGATE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-20-0284-LH VENTURES, LLC:

ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.

DESIGN REVIEWS for the following: 1) a proposed charter school site; and 2) increase finished grade.

Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-22-501-025 ptn

WAIVER OF DEVELOPMENT STANDARDS:
Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Agate Avenue, Montessori Road, and Raven Avenue where required per Section 30.52.050.

DESIGN REVIEWS:

1. For a proposed charter school site (kindergarten through 12).
2. Increase the finished grade for a school site to 60 inches where 18 inches is the standard (a 233% increase).

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 14.6 (portion) of 37.5 acres
- Project Type: Proposed public charter school site
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35

- Square Feet: 116,753 (consisting of 3 building footprints)
- Parking Required/Provided: 416/431

Site Plans

The plans depict 3 school buildings located near the west half of a 14 acre site. The 3 buildings consist of an elementary school, a middle/high school, and a gymnasium/auditorium. All of the buildings are orientated toward the western portion of the property with ancillary uses such as a parking lot, sport fields, and play areas located toward the eastern portions of the site. Student drop-off and pick-up areas will be located along the western perimeter of the site and will be accessed from Agate Avenue to the south. The staff and student parking lot is located near the southern and eastern portion of the site, which also has access to Agate Avenue.

Landscaping

Street landscaping consists of a 10 foot wide or greater landscape area along all street frontages. The project also shows an equestrian trail alignment that will run along the unimproved right-of-way of Raven Avenue, then head south behind the street landscaping along Tenaya Way, and finally head west at the intersection of Tenaya Way and Agate Avenue. Landscaping on-site is located throughout the campus. Parking lot landscaping is shown in the teacher and student parking area. Additionally, the plans show a turf sports field near the eastern portion of the site.

Elevations

The elevations depict 3 school buildings at various heights and a substantial amount of roofline variation. The elementary school and middle/high school buildings are 2 stories, while the gymnasium/auditorium is 1 story in height. The structures will range from 18 feet to 35 feet in height. The proposed building materials include stucco concrete panel walls with multiple surface plane variations consisting of walls that are off-set with contrasting color schemes. Accents consist of recessed lines and metal canopy shade structures located at various entrances.

Floor Plans

The plans depict school buildings totaling 171,898 square feet which consist of multiple classrooms, administrative offices, multi-purpose rooms, restrooms, lobbies, corridors, and all other ancillary uses associated with a school site.

Signage

A proposed monument sign is shown along Agate Avenue that is approximately 6 feet by 9 feet for a total of 57 square feet. It will not have internal illumination and the sign will be located at the main entrance into the school site. The materials consist of cultured stone and plaster.

Applicant's Justification

The applicant indicates this is a prime site for a school facility as well as 1 of the few viable sites in the area. Most of the schools in this area are over capacity and a new school will help alleviate overcrowding. The project consists of 2,400 students (kindergarten through 12) and will be a public charter school for the southwest area of unincorporated Clark County. The development will be completed in 4 phases, with Phase 1 (the elementary school and a portion of the middle school and high school) being completed and open for school as early as August 2022. The applicant proposes to construct the adjacent roads to non-urban "rural standards" to

ensure continuity of existing development in the area. Additionally, as part of the school development, the existing equestrian trail is proposed to be realigned as shown on plans. The adjusted alignment has been an ongoing process with the Trails Team, County Management, and the Commissioner's Office.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-20-900314	Requested to receive the Board's direction to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map	Approved by BCC	July 2020
PA-18-700021	Plan Amendment to the Enterprise Land Use Plan on 52 acres from RNP, PF and CG to RS	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac), & Public Facilities	R-E (RNP-1)	Mix of developed & undeveloped single family residential
South	Commercial General, Office Professional, & Rural Neighborhood Preservation (up to 2 du/ac)	C-1, H-2, & R-E (RNP-1)	Developed single family residential & undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Mix of developed & undeveloped single family residential

Related Applications

Application Number	Request
AG-20-900314	An agenda item to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map is a companion item on this agenda.
VS-20-0285	A vacation of patent easements and right-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

Staff can support the applicant's request for a conforming zone change to P-F zoning. This location is currently undeveloped and has been planned for future Public Facility uses. Title 30 states that the purpose of the P-F zoning district is to provide for the location and development of sites suitable for necessary public buildings, structures, and uses. The location of the subject site is surrounded by existing residences; therefore, this proposal will serve the student needs of this community as a whole.

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

Staff finds the design and heights of the proposed buildings are appropriate for the area. Specifically, the design of the building elevations, with varied architectural elements, complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages, in part, varying building height, breaking up the mass of a building, and shifting building placement to provide appropriate transitions between differing building scales and intensities. Adequate setbacks have been provided for the buildings and landscaping is provided along the perimeter of the school. Furthermore, the pick-up and drop-off area is located at the west side of the buildings and will allow on-site queuing and circulation of vehicles and; thus, will not impede traffic on the public streets. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

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.

Design Review #2

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

Staff Recommendation

Approval of the zone change and design reviews; denial of waiver of development standards. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 2, 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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Applicant to pay for the installment of the new equestrian trails alignment;
- 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 waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Tenaya Way;
- Right-of-way dedication to include 35 feet to the back of curb for Tenaya Way, 30 feet for Agate Avenue, 30 feet for Montessouri Street, 30 feet for Raven Avenue with a portion of an elbow at the intersection of Raven Avenue and Belcastro Street and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0263-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LH VENTURE, LLC

CONTACT: JOHN LOPEMAN, ETHOS THREE ARCHITECTURE, 8985 S. EASTERN AVE, #220, LAS VEGAS, NV 89123

DRAFT



LAND USE APPLICATION 3A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>6-23-20</u> PLANNER ASSIGNED: <u>RL</u> ACCEPTED BY: _____ FEE: <u>\$2,200.00</u> CHECK #: <u>on-line payment</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-20-0284</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/29/20</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>8/18/20</u> TIME: <u>7:00pm</u> BCC MEETING DATE: <u>9/2/20</u> TIME: <u>9:00am</u> ZONE / AE / RNP: <u>R-E to A-F</u> PLANNED LAND USE: <u>Ent PE</u> NOTIFICATION RADIUS: <u>1,000 FT</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>LH Ventures LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-278-4788</u> CELL: _____ E-MAIL: <u>markdunford@cox.net</u>	
	APPLICANT	NAME: <u>LH Venture LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-278-4788</u> CELL: _____ E-MAIL: <u>mdunford@cox.net</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>ethos three ARCHITECTURE - John Lopeman</u> ADDRESS: <u>8985 South Eastern, Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-456-1070</u> CELL: <u>702-375-6969</u> E-MAIL: <u>jclopeman@ethosthree.CO</u> REF CONTACT ID #: <u>1009102</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-22-501-025
 PROPERTY ADDRESS and/or CROSS STREETS: Tenaya Way and West Agate Avenue
 PROJECT DESCRIPTION: K-12 Public Charter School

(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) of Investment Manager Inc., Its Manager Jeffrey L. Canardli, Sr. VP
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 17, 2020 (DATE)
 By Jeffrey L. Canardli, Sr. VP
 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.



June 22, 2020

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89106

RE: Tenaya & Agate Charter School– APN #176-22-501-025
Zone Change, Design Review and Waiver of Standard

Dear Planning Staff,

On behalf of our Client, LH Ventures LLC, we are requesting approval of a conforming Zone Change, Design Review for a public school, Design Review for grading, and a Waiver of Standard for offsite construction. The project consists of a 2400 Student K-12 Public Charter School, with monument sign, located on 14.8 acres at Tenaya Way and Agate Avenue on a portion of APN #176-22-501-025. The current zoning classification is Rural Estates (R-E), and the planned land use is PF – Schools, Churches, and Public Facilities.

As part of the school development, the existing equestrian trail is proposed to be realigned as shown on submitted drawings. The adjusted alignment has been worked out with the trails team and management, and the County Commissioner has been made aware of this proposal. Clark County will be preparing and processing this application in conjunction with this project.

Zone Change

The current zone designation is R-E. The current planned land use is PF. We propose to change the zone to Public Facility District to more closely reflect the proposed development of the site.

Design Review (School):

Buildings:

The development will be completed in four phases, as outlined below, with Phase 1 being complete and open for school as early as August 2022:

- Phase 1 – Elementary School, and a portion of Middle School and High School. Half of the football/soccer field will be constructed as well as associated parking and other site amenities.
- Phase 2 – Remainder of Middle School and portion of High School. Final half of the football/soccer field will be constructed as well as required additional parking and other site amenities.



- Phase 3 –Remainder of High School & new Gymnasium, and all final on-site improvements.
- Phase 4 - Theater

The school capacity is 2,400 students when all Phases are complete. The school hours are from approximately 7 am to 4 pm weekdays. Occasionally, after school or night time activities may occur. Site access during student drop off and pick up times will be from Agate Avenue with cars entering on the east, circulating around the site in a designated access road until they reach the appropriate loading zone. They will then exit from the southwest side of the property onto Agate.

Monument Sign:

A cultured stone and plaster monument sign, approximately 7'-0" in height, is proposed at the southeast entrance of the site at Agate.

Design Review (Grading)

Per Title 30 Section 30.32.040(a)9 the finished grade for the construction of any structure within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent to the structure. Any request to increase the finished grade over 18 inches shall be considered by the Board through a design review as a public hearing. Justification for the proposal shall be provided with the submittal.

We do not propose any buildings within 100-feet of the property line of the adjacent residential uses. We are however, proposing retaining/CMU screen walls and a portion of our perimeter loop road within the 100-foot limit and over the 18-inches allowed. We are therefore requesting to increase/reduce the finished grade, up to five feet above and three feet below, the 18-inches allowed in relation to the existing grade of the adjacent residential lots.

Functionally, the school campus requires a generally flat site between the buildings to allow the shared use of outdoor facilities by all students. We have prepared preliminary grading plans and established finished floor elevations in order to achieve a flatter site. We established grades on the west side of the campus by dropping the finished grade and raised grades on the east end. Additionally, we have stepped the finished floors of the buildings and added small retaining walls and ramps. We have analyzed terracing the site; however, the construction costs were economically unreasonable and the site use became impractical.

Waiver of Standards (Rural Standard Offsite Street Design):

We respectfully request a waiver of standard for full offsite improvements adjacent to the site on Agate Avenue, Montessori Road, and Raven Avenue. We propose to construct these adjacent roads to "Rural Standard" to ensure continuity of existing construction.



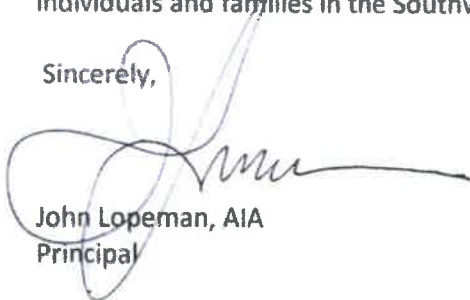
The existing 60-foot wide Minor Residential Collector roadways in this area reflect a 25-foot paved roadway centered on the road centerline with graded dirt drainage swales on each side of the pavement. We would like to maintain this historical rural look on Agate Ave. along the project's southern boundary and on Raven Avenue along the project's northern boundary. Montessori will be constructed to the same standard as it connects Agate and Raven. The project's west edge along Tenaya (80-foot r/w) would be built to full half-street improvements akin to other Major Collector roadway improvement projects in the area.

Summary:

This site is a prime location for an educational facility as well as one of the only viable sites in this area. The schools in this area are over capacity, and a new school will help alleviate current overcrowding. The proximity of the site to residential neighborhoods is an advantage, and the proposed use is compatible with adjacent uses in terms of scale and site design, and does not pose any significant adverse impacts to surrounding properties. Any significant adverse traffic impacts resulting from School generated traffic will be mitigated to the maximum practical extent.

In conclusion, we respectfully request your consideration of the proposed Charter School campus. This project is in harmony with the surrounding area and meets the intent of the Development Code. It will enable this vacant land to develop as a high performing school campus, providing beneficial use for the individuals and families in the Southwest Area of Las Vegas.

Sincerely,



John Lopeman, AIA
Principal

08/18/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

TENAYA WY/AGATE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0285-LH VENTURES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessouri Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-22-501-025

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

The plans show the vacation and abandonment of patent easements and BLM grants ranging in width from 5 feet to 30 feet wide. These easements are located along the Belcastro Avenue (alignment) and on portions of the perimeter of the development, excepting out dedication for public right-of-way. The 14 foot wide easements were reserved for the purpose of an equestrian trail which currently runs from Pebble Road on the north, then heads south along the Belcastro Street (alignment) to Agate Avenue and eventually heading west. The applicant wishes to vacate the current trail alignment and redirect it to the west on Raven Avenue, south down Tenaya Way, then eventually heading west at the intersection of Agate Avenue and Tenaya Way. Additionally, the plans show the vacation and abandonment of a 5 foot wide BLM grant on the east side of Tenaya Way to accommodate a detached sidewalk in conjunction with the school development.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-20-900314	Requested to receive the Board's direction to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map	Approved by BCC	July 2020
PA-18-700021	Plan Amendment to the Enterprise Land Use Plan on 52 acres from RNP, PF and CG to RS	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac), & Public Facilities	R-E (RNP-I)	Mix of developed & undeveloped single family residential
South	Commercial General, Office Professional, & Rural Neighborhood Preservation (up to 2 du/ac)	C-1, H-2, & R-E (RNP-I)	Developed single family residential & undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family residential

Related Applications

Application Number	Request
AG-20-900314	An agenda item to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map is a companion item on this agenda.
ZC-20-0284	A zone change to reclassify 14.6 acres to a P-F zoning for a proposed charter school site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements and Bureau of Land Management (BLM) right-of-way grants that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 2, 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

- 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 the back of curb for Tenaya Way, 30 feet for Agate Avenue, 30 feet for Montessori Street, 30 feet for Raven Avenue with a portion of an elbow at the intersection of Raven Avenue and Belcastro Street and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-0285-20; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; It is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that additionally, the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

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

APPLICANT: LH VENTURE, LLC

CONTACT: MARGO GAGLIANO, HERITAGE SURVEYING NV, 1895 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134



VACATION APPLICATION 4A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>6-23-20</u>	APP. NUMBER: <u>VS-20-0285</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC <u>Enterprise</u>
		ACCEPTED BY: _____	TAB/CAC DATE: <u>7/23/20</u> TIME: <u>6:00pm</u>
		FEE: <u>\$875.00</u> CHECK #: <u>00-164</u>	PC MEETING DATE: <u>8/19/20 7:00 pm</u>
		COMMISSIONER: <u>JJ</u>	BCC MTG DATE: <u>9/2/20 9:00am</u>
		OVERLAY(S)? <u>—</u>	ZONE / AE / RNP: <u>P-F</u>
		TRAILS? <input checked="" type="checkbox"/> YN	PLANNED LAND USE: <u>Ent PF</u>
		PFNA? <input checked="" type="checkbox"/> ON	

PROPERTY OWNER	NAME: <u>LH Ventures LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-278-4788</u> CELL: _____
	E-MAIL: <u>mdunford@cox.net</u>

APPLICANT	NAME: <u>LH Ventures LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-278-4788</u> CELL: _____
	E-MAIL: <u>mdunford@cox.net</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Heritage Surveying Nv Inc., - Margo Gagliano</u>
	ADDRESS: <u>1895 Village Center Circle</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-212-4016</u> CELL: <u>702-812-0115</u>
	E-MAIL: <u>mgagliano@hsnvi.com</u> REF CONTACT ID #: <u>2001163</u>

ASSESSOR'S PARCEL NUMBER(S): 176-22-501-025

PROPERTY ADDRESS and/or CROSS STREETS: Tenaya Way and West Agate Avenue - Belcastro St. and Tenaya Way
Tenaya Way from Raven St. to Agate

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.

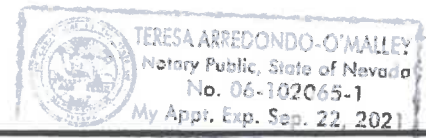
 Property Owner (Signature)*

 Jeffrey L. Canarelli, Senior VP
 of Investment Manager, Inc., its Manager
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 17, 2020 (DATE)
 By Jeffrey L. Canarelli, Senior VP

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.

Heritage Surveying Nevada Inc.

1895 Village Center Circle

Las Vegas, Nevada

702-212-4016

Justification Letter

To: Clark County Public Works/ Right of Way

**From: Craig A. Givant, PLS
Heritage Surveying Nevada**

Date: June 18, 2020

Subject: Justification Letter for Vacation of Various Patent Easements within APN 176-22-501-025

To whom it may concern:

Heritage Surveying Nevada has prepared this letter to serve as a justification for the request to vacate various existing 30-foot patent easements and 14-foot wide trail easements which were reserved in favor of Clark County within the Patent from the United States of America. The existence and location of these easements will currently impact proposed development as more particularly described below.

Trail Easements

These easements were reserved for the purpose of Equestrian Trails and their related facilities. The current plan for this trail shows it running from Pebble Road on the North, southerly along the Belcastro Street alignment to Agate Avenue and then westerly along the Agate alignment to Tenaya Way. The developer wishes to vacate the trail easement along the Belcastro alignment between Raven Avenue and Agate Avenue as this corridor will be entirely developed with no possible route for equestrian traffic. The developer has offered to mitigate this concern by re-aligning the trail and taking it westerly along the Raven alignment to Tenaya Way and then southerly along Tenaya Way to its current termination. They have further offered as part of this mitigation to dedicate any required easements for this new alignment over land they currently own directly abutting the Raven alignment from Belcastro to Tenaya. For this reason, it is our opinion this request is justified.

Roadway Reservations

In conjunction with this project, the developer further wishes to vacate the future Raven Roadway Alignment between Belcastro and Tenaya as well as the Belcastro roadway alignment between Raven and Agate. They have offered to install an elbow at the intersection of Belcastro and Agate to route southbound Belcastro traffic easterly along Raven and westbound Raven traffic northerly along Belcastro. Belcastro currently connects Agate to Blue Diamond and is a 60' ROW. If the Belcastro alignment was improved between Agate and Raven, there would be a link between Pebble (80' ROW) and Blue Diamond allowing traffic a shortcut through an RNP neighborhood. By vacating Belcastro between Agate and Raven, the link would currently be circuitous and undesirable, forcing traffic around the RNP neighborhood. The request is also being made to increase pedestrian safety wherein the vacation will allow for a continuous site so that pedestrians would not have to regularly cross Belcastro to get from one side of the property to the other. In the future, when the Tenaya (80' ROW) intersects Blue Diamond,

Heritage Surveying Nevada Inc.

1895 Village Center Circle

Las Vegas, Nevada

702-212-4016

traffic will utilize Tenaya between Blue Diamond and Pebble. Based on the developers willingness to mitigate these concerns as well as any that may arise during plan review, as well as the safety and wellbeing of pedestrians, we feel this request is justified.

Lastly as part of this development the developer wishes to install detached sidewalks along the east side of the Tenaya Way alignment (west side of the development). As Clark County mandates any landscaping along Public Right-of-way be maintained by the property owner, they desire to place said landscaping outside the right-of-way. In order to comply with this desire a 5-foot section of right-of-way needs to be vacated. We feel this is justified as it is being performed at the request of the County itself.

Thank you for your consideration. If there are any questions or comments, please feel free to contact me at using the information below.

Respectfully,



Craig A. Givant
Heritage Surveying Nevada Inc.
1895 Village Center Circle
Las Vegas, Nevada 89134
(702) 212-4016- Office
cgivant@hsnvi.com

EASEMENTS
(TITLE 30)

OLETA AVE/CONQUISTADOR ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400069 (VS-18-0408) -LEWIS INVESTMENT COMPANY NEVADA, LLC:

VACATION AND ABANDONMENT FIRST EXTENSION OF TIME for easements of interest to Clark County located between Oleta Avenue and Blue Diamond Road and between Conquistador Street and Grand Canyon Drive within Enterprise (description on file). JJ/or/jd (For possible action)

RELATED INFORMATION:

APN:

176-19-201-006; 176-19-201-007

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation of 33 foot wide patent easements along the north, east, and west property lines of the eastern parcel (APN 176-19-201-007) and along the north and east property lines of the western parcel (APN 176-19-201-006). The plans also show the vacation of 3 foot wide patent easements along the southern property line of both parcels and the western property line of the western parcel. The applicant indicates that the easements are no longer needed and approval of this request will allow the development of the site.

Previous Conditions of Approval

Listed below are the approved conditions for VS-18-0408:

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 Oleta Avenue, 30 feet for Conquistador Street, and the associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

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

Applicant's Justification

Per the submitted justification letter, the applicant needs additional time to get the improvement plans approved by Public Works (PW19-19229), and the final map (NFM-20-500005) to be recorded.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0408	Vacated and abandoned 33 foot wide patent easements	Approved by BCC	July 2018
TM-18-500086	A 40 lot single family residential development on 5.3 acres in an R-2 zone	Approved by BCC	July 2018
ZC-18-0407	Reclassified 5.3 acres from R-E to R-2 zoning design reviews for a single family residential development and increased finished grade	Approved by BCC	July 2018

Surrounding Land Use

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

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

- 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; the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LEWIS INVESTMENT COMPANY NEVADA, LLC

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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>VS18-0408</u>	DEPARTMENT USE	APP. NUMBER: <u>ET-20-400069</u> DATE FILED: <u>7/1/2020</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/29/2020</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/19/2020</u> FEE: <u>\$300</u>
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PROPERTY OWNER	NAME: <u>Lewis Investment Co. NV LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7315</u> CELL: _____ E-MAIL: <u>David.Diffley@lewismc.com</u>
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APPLICANT	NAME: <u>Lewis Investment Co. NV LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7315</u> CELL: _____ E-MAIL: <u>David.Diffley@lewismc.com</u> REF CONTACT ID #: <u>170660</u>
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CORRESPONDENT	NAME: <u>Lewis Investment Co. NV LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7315</u> CELL: _____ E-MAIL: <u>David.Diffley@lewismc.com</u> REF CONTACT ID #: <u>170660</u>
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-19-201-006 and 007

PROPERTY ADDRESS and/or CROSS STREETS: Oleta/ Conquistador

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 _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC: _____

Jennifer Lewis *Please see attached*
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.

Signature Block for Oleta Conquistador Vacation ET
176-19-201-006 and 007
LEWIS INVESTMENT COMPANY OF NEVADA, LLC,
a Delaware limited liability company

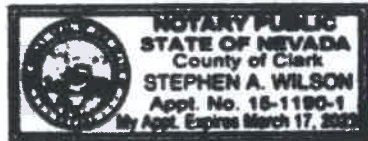
By: LEWIS MANAGEMENT CORP.,
a Delaware corporation-Its Sole Manager

By: 
Name: Jennifer Lewis
Its: Authorized Agent

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON June 29, 2020 (Date)

BY: Jennifer Lewis
NOTARY PUBLIC: Stephen A. Wilson





ET-20-400069
JL

June 25, 2020

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

Reference: Extension of Time for VS-18-0408
Oleta/Conquistador
APN #176-19-201-006 and 007

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

Location: The proposed project is located on approximately 5.24 acres located on the northeast corner of the intersection of Oleta Ave. / Conquistador Street

Request: At this time we are requesting for an Extension of time for VS-18-0408. The Developer needs additional to time get the Improvement Plans approved and the final map recorded. We are requesting a two year extension.

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

Sincerely,

Sonia Macias
Project Coordinator

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

09/01/20 PC AGENDA SHEET

PATIO COVER
(TITLE 30)

BENIDORM AVE/ALMENIA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0319-HECKMAN, BRUCE & SANDRA:

USE PERMIT for modified development standards for a reduced setback in conjunction with an existing single family residence on 0.16 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community.

Generally located on the north side of Benidorm Avenue, 187 feet east of Almenia Street within Enterprise. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:
176-28-111-068

USE PERMIT:
Reduce the setback for a patio cover to 5 feet where 10 feet is required per the Mountains Edge Modified Development Standards (a 50% decrease).

LAND USE PLAN:
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAINS EDGE)

BACKGROUND:
Project Description

General Summary

- Site Address: 8474 Benidorm Avenue
- Site Acreage: 0.16
- Project Type: Reduced setback for a proposed patio cover
- Building Height: 8 feet, 6 inches
- Square Feet: 230 (patio cover)

Site Plan

The site plan depicts an existing single family residence on 0.16 acres in an R-2 (Medium Density Residential) Zone. The residence is located north of Benidorm Avenue, and 187 feet east of Almenia Street and faces in a north to south orientation. The applicant is proposing to construct a patio cover on the northeast corner of the existing residence; hence, reducing the rear setback from 10 feet to 5 feet.

Landscaping

Landscaping such as trees, shrubs, and groundcover exists throughout the site and additional landscaping is not required nor a part of this request.

Elevations

The proposed patio cover has an overall height of 8 feet, 6 inches, with a lattice pattern roof. Furthermore, the overall area of patio cover is 230 square feet and the exterior materials consist of Alumawood to be painted to match the existing residence.

Applicant's Justification

Per the applicant's justification letter, the homeowner's existing swimming pool takes up a majority of the rear yard. In order to fully utilize a patio cover, the proposed design is to extend the patio cover toward the rear property line (to the north). The patio cover will cover the existing barbeque island and allow for guest seating.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-2173-04	Allowed alternative landscaping within Mountain's Edge	Approved by PC	February 2005
WS-0322-04	Increased wall height with a previously approved single family residential development	Approved by PC	May 2004
TM-500352-03	165 single family residential lots and 11 common lots within Mountain's Edge	Approved by PC	October 2003
VS-1316-03	Vacated and abandoned 33 foot wide patent easements - recorded	Approved by PC	October 2003
WS-1317-03	Allowed 39 foot wide private streets with rolled-curb	Approved by PC	October 2003
UC-1833-02	Allowed for modified development standards within Mountain's Edge	Approved by PC	May 2003
ZC-1313-02	Reclassified 2,413 acres from R-E to R-1 zoning, R-2, R-U-D, R-3, C-P, C-2, and P-F zoning - included a request for P-C (Planned Community) Overlay District - Mountain's Edge Major Project	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, South, & East	Major Development Project - Single Family Residential (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 has no objection to the proposed setback reduction. The reduction does not negatively impact the surrounding neighbors and the patio cover is not a visual nuisance; therefore, staff supports this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PROFICIENT PATIOS & BACKYARD DESIGNS

CONTACT: PROFICIENT PATIOS & BACKYARD DESIGNS, 3310 S. VALLEY VIEW BLVD, LAS VEGAS, NV 89102



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

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

STAFF
DATE FILED: 7/13/20
PLANNER ASSIGNED: JAR
ACCEPTED BY:
FEE: \$675
CHECK #: ONLINE
COMMISSIONER: J
OVERLAY(S)? MIN. EDGE
PUBLIC HEARING? Y/N
TRAILS? Y/N PFNA? Y/N
APPROVAL/DENIAL BY:
APP. NUMBER: UC-20-0319
TAB/CAC: ENTERPRISE
TAB/CAC MTG DATE: 8/12 TIME: 6PM
PC MEETING DATE: Sept. 1, 2020
BCC MEETING DATE:
ZONE / AE / RNP: R-2
PLANNED LAND USE: MOP
NOTIFICATION RADIUS: 500 SIGN? Y/N
LETTER DUE DATE:
COMMENCE/COMPLETE:

PROPERTY OWNER
NAME: Heckman, Bruce + Sandra
ADDRESS: 8474 Benidorm Ave
CITY: Las Vegas STATE: NV ZIP: 89178
TELEPHONE: CELL:
E-MAIL:

APPLICANT
NAME: Proficient Patios + Backyard Design
ADDRESS: 3310 Valley View Blvd
CITY: Las Vegas STATE: NV ZIP: 89102
TELEPHONE: (702) 254 6179 CELL:
E-MAIL: processing@ProficientPatios.com REF CONTACT ID #:

CORRESPONDENT
NAME: Jessica Lane
ADDRESS: 3310 Valley View Blvd
CITY: Las Vegas STATE: NV ZIP: 89102
TELEPHONE: 702-254-6179 CELL:
E-MAIL: jessica@ProficientPatios.com REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): 176-28-111-068
PROPERTY ADDRESS and/or CROSS STREETS: 8474 Benidorm Ave.
PROJECT DESCRIPTION: Install a 15'x15'12" aluminum patio cover

(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)*

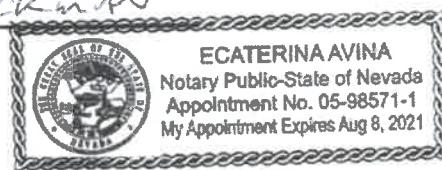
Bruce Heckman
Property Owner (Print)

STATE OF Nevada
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON May 29, 2020
By BRUCE HECKMAN

(DATE)

NOTARY PUBLIC: Ecaterina Avina



*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:

We are applying for a variance to modify the Mountains Edge standards to reduce the rear setback to a 5'ft where 10'ft is required for a patio cover on property 8474 Benidorm Ave. At this property we have a pool and that takes up a majority of the space in yard. We would have liked to have extended the patio cover in length but since the pool is in the way instead the cover had to be shortened in width and rather tried to gain space going in projection. That is why our projection is 15' thus causing a 5' setback.

In addition there is also an existing BBQ island that is being covered by this cover, thus going the extra 5' in projection gave a little bit more area and not crammed in the island all under the cover.

We request that you grant the variance to allow a 5' rear setback instead of a 10' setback.

Thank you for your consideration.

Sincerely

Jessica Lane

**PLANNER
COPY**

09/01/20 PC AGENDA SHEET

PATIO COVER
(TITLE 30)

JEFFCOTT ST/CABARITA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0320-BAYUDAN, DANIEL & CHRISTINE MARIE:

USE PERMIT for modified development standards for a reduced setback for a patio cover in conjunction with an existing single family residence on 0.08 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community.

Generally located on the west side of Jeffcott Street, 36 feet north of Cabarita Avenue within Enterprise. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

176-27-711-056

USE PERMIT:

Reduce the setback for a patio cover to 5 feet where 10 feet is required per the Mountains Edge Modified Development Standards (a 50% decrease).

LAND USE PLAN:

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAINS EDGE)

BACKGROUND:

Project Description

General Summary

- Site Address: 10231 Jeffcott Street
- Site Acreage: 0.08
- Project Type: Reduced setback for a patio cover
- Building Height (feet): 9
- Square Feet: 165 (patio cover)

Site Plan

The site plan depicts an existing single family residence on 0.08 acres located on the west side of Jeffcott Street, 36 feet north of Cabarita Avenue. The existing residence is oriented east to west with the front facing Jeffcott Street to the east. Access to the site is provided via a private street within a subdivision that is located within Mountains Edge. The applicant is proposing to install a patio cover within the rear yard (west) of the residence, and the request is to reduce the rear setback to 5 feet where 10 feet is required.

Landscaping

Landscaping such as trees, shrubs, and groundcover exists throughout the site and additional landscaping is not required nor a part of this request.

Elevations

The proposed patio cover has an overall height of 9 feet, 2 inches and covers an overall area of 165 square feet. The patio cover will be a solid Alumawood cover, painted to match the existing residence.

Applicant's Justification

Per the submitted justification letter, the patio cover is small and only takes up a small portion of the rear yard. The proposed patio cover setback of 5 feet would allow the maximum allowable use of the patio cover for the residents and their pets, considering their rear yard is approximately 700 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-2173-04	Allowed alternative landscaping within Mountain's Edge	Approved by PC	February 2005
WS-2109-04	Reduced the setback of a structure to a right-of-way on 1 lot within a subdivision of 185 lots	Approved by PC	January 2005
WS-0544-04	Eliminated the requirement for paving adjacent streets in conjunction with a parcel map	Approved by BCC	May 2004
TM-500149-04	361 single family residential lots and 16 common elements within Mountain's Edge	Approved by PC	April 2004
WS-0444-04	Waived non-standard street improvements (allowed 35 feet of pavement for private streets) for a single family residential development within Mountain's Edge	Approved by PC	April 2004
VS-0311-04	Vacated and abandoned government patent easements and a portion of right-of-way being Mountains Edge Parkway - recorded	Approved by PC	April 2004
WS-0048-04	Allowed an over length cul-de-sac within a single family residential development within Mountain's Edge	Approved by PC	February 2004
VS-0013-03	Vacated and abandoned RS2477 easements throughout Mountains Edge - recorded	Approved by PC	April 2003
UC-1833-02	Allowed for modified development standards within Mountain's Edge	Approved by PC	May 2003
ZC-1313-02	Reclassified 2,413 acres from R-E to R-1 zoning, R-2, R-U-D, R-3, C-P, C-2, and P-F zoning - included a request for P-C (Planned Community) Overlay District - Mountain's Edge Major Project	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, South, & East	Major Development Project - Single Family Residential (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 has no objection to the proposed setback reduction. The reduction does not negatively impact the surrounding neighbors and the patio cover is not a visual nuisance. Staff understands that the rear yard has size constraints, and the proposed patio will not be a hindrance; therefore, staff supports this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PROFICIENT PATIOS & BACKYARD DESIGNS
CONTACT: PROFICIENT PATIOS & BACKYARD DESIGNS, 3310 S. VALLEY VIEW
BLVD, LAS VEGAS, NV 89102

DRAFT



PLANNER COPY

7A

LAND USE APPLICATION

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

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

STAFF
DATE FILED: 7/18/20
PLANNER ASSIGNED: JOR
ACCEPTED BY:
FEE: \$675
CHECK #: 31737
COMMISSIONER: JJ
OVERLAY(S)? MTN. EDGE
PUBLIC HEARING? Y/N
TRAILS? Y/N PFNA? Y/N
APPROVAL/DENIAL BY:

APP. NUMBER: UC-20-0320
TAB/CAC: ENTERPRISE
TAB/CAC MTG DATE: 8/12 TIME: 6am
PC MEETING DATE: SEPT 1, 2020
BCC MEETING DATE:
ZONE / AE / RNP: R-2
PLANNED LAND USE: MDP
NOTIFICATION RADIUS: 500 SIGN? Y/N
LETTER DUE DATE:
COMMENCE/COMPLETE:

PROPERTY OWNER
NAME: Bayudan, Daniel
ADDRESS: 10231 Jeffcott St
CITY: Las Vegas STATE: NV ZIP: 89178
TELEPHONE: 888-366-4713 CELL:
E-MAIL: Bayudan37@yahoo.com

APPLICANT
NAME: Proficient Patios and Backyard Designs
ADDRESS: 3310 S Valley View Blvd
CITY: Las Vegas STATE: NV ZIP: 89102
TELEPHONE: 702-254-6179 CELL:
E-MAIL: Processing@ProficientPatios.com REF CONTACT ID #: 177900

CORRESPONDENT
NAME: Jessica Lane (PROFICIENT PATIOS)
ADDRESS: 3310 S Valley View Blvd
CITY: Las Vegas STATE: NV ZIP: 89102
TELEPHONE: 702 254 6179 CELL:
E-MAIL: Jessica@ProficientPatios.com REF CONTACT ID #: 177900

ASSESSOR'S PARCEL NUMBER(S): 176-27-711-056
PROPERTY ADDRESS and/or CROSS STREETS: 10231 Jeffcott St
PROJECT DESCRIPTION: install a solid 11'x15' aluminum Patio Cover

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

Property Owner (Signature) Daniel Bayudan
Property Owner (Print)

STATE OF Nevada
COUNTY OF CLARK
SUBSCRIBED AND SWORN BEFORE ME BY Daniel Bayudan (DATE) May 29, 2020
NOTARY PUBLIC: Ecaterina Avina



*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

UC-20-0320

To whom it may concern:

We are applying for a variance to modify the Mountains Edge standards to reduce the rear setback to a 5'ft where 10'ft is required for a patio cover on property 10231 Jeffcott St. This is a very small patio cover only taking up a small section of back of house. We did it at a 11' projection to leave us the standard 5' setback that is normally always required. If we were to obey by the 10' setback rule this would require the patio cover to be a 6' cover which is too small for patio furniture and would be useless.

We also have pets that normally stay outside and this would also allow them an area for shade.

We request to please grant the variance for a rear reduction setback requirement to allow a 5' setback.

Sincerely

Jessica Lane

PLANNER
COPY

09/01/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

MOBERLY AVE/FAIRFIELD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0316-MEMA FAMILY TRUST & HUTCHESON, ERIC C. & MARLENE V. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Moberly Avenue and Robindale Road and between Fairfield Avenue and Placid Street within Enterprise (description on file). MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

177-09-703-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements for an existing residential property. The applicant is requesting to vacate a 33 foot wide government patent easement, being the north and west property lines and the east 3 feet of easement along the east property line. According to the applicant, the property is fully developed and is bordered by existing single family residences and are no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified site from R-E 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 residential

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

Staff has no objection to the vacation of patent 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

- 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: DWYER ENGINEERING

CONTACT: DWYER ENGINEERING, 7310 SMOKE RANCH RD, SUITE E, LAS VEGAS, NV 89128



VACATION APPLICATION 8A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>7/7/20</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>875</u> CHECK #: <u> </u> COMMISSIONER: <u>M-N</u> OVERLAY(S)? <u>RNP-2</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-20-0316</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8/12</u> TIME: <u>6PM</u> PC MEETING DATE: <u>9/1/20</u> BCC MTG DATE: <u> </u> ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>RNP</u>
---	-------	---	--

PROPERTY OWNER	NAME: <u>Mema Family Trust</u> ADDRESS: <u>7765 Fairfield Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-400-4753</u> CELL: <u>702-400-4753</u> E-MAIL: <u>e.hutch@cox.net</u>
----------------	--

APPLICANT	NAME: <u>Eric Hutcheson</u> ADDRESS: <u>7765 Fairfield Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-400-4753</u> CELL: <u>702-400-4753</u> E-MAIL: <u>e.hutch@cox.net</u> REF CONTACT ID #: <u> </u>
-----------	---

CORRESPONDENT	NAME: <u>Dwyer Engineering - Phillip Dwyer</u> ADDRESS: <u>7310 Smoke Ranch Rd., Suite E</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-254-2200</u> CELL: <u>702-882-6300</u> E-MAIL: <u>pdwyer@dwyerengineering.com</u> REF CONTACT ID #: <u>190275</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 177-09-703-009

PROPERTY ADDRESS and/or CROSS STREETS: 7765 Fairfield 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.

Property Owner (Signature)* STATE OF NEVADA COUNTY OF <u>CLARK</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>29 JUNE 2020</u> (DATE) By <u>AMY L WAYMIRE</u> NOTARY PUBLIC: <u>Amy L Waymire</u>	Eric Hutcheson Property Owner (Print) <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>AMY L WAYMIRE NOTARY PUBLIC STATE OF NEVADA APPT. NO. 19-5369-01 MY APPT. EXPIRES OCTOBER 16, 2023</p> </div>
---	---

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



DWYER ENGINEERING, INC
CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

June 15, 2020

Clark County Current Planning
Clark County Government Center
500 South Grand Central Parkway
Las Vegas, Nevada 89155

RE: Justification Letter – Vacation Application (portion of Patent Easements)
Lot 1, Page 31 of Parcel Maps, Page 6
APN: 177-09-703-009

Dear Planners:

We are requesting this Vacation of a portion of the Patent Easement, being the North 33 feet, the West 33 feet and the East 3 feet of Lot 1, Page 31 of Parcel Maps, Page 6, also known as 7765 Fairfield Avenue, per the instance of the property owner. The original property was patented with an underlying patent reservation, 33 feet along all four sides. The East 30 feet of the East 33 feet and the South 30 feet of the South 33 feet have been dedicated per the aforementioned parcel map as standard residential streets being 60 feet in width, or 30 feet on each side of the centerline.

The property is part of a fully developed residential minor subdivision (RE-Lots) and is bordered by fully developed minor subdivisions on all sides. Therefore, it has no need for these patent reservations to continue.

We are formally requesting approval of this vacation of the underlying portions of the patent reservations.

Sincerely,

DWYER ENGINEERING, INC
Thomas L. Hellums, P.L.S., W.R.S.

09/01/20 PC AGENDA SHEET

9

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

ROGERS ST/MAULE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0317-DBAC, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow vertical metal siding on a single family residence.

DESIGN REVIEW for a single family residential development on 4.0 acres in an R-E (Residential Estates Residential) Zone.

Generally located on the south side of Maule Avenue and the east side of Rogers Street within Enterprise. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:
177-06-312-001 through 177-06-312-008

WAIVER OF DEVELOPMENT STANDARDS:
To allow for vertical metal siding as an exterior material on a principal building in a residential area where prohibited per Table 30.56-2A.

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

BACKGROUND:
Project Description

General Summary

- Site Address: 6920, 6925, 6945, 6940, 6965, 6960, 6985, 6980 Stargazer Ridge Court
- Site Acreage: 4
- Number of Lots/Units: 8
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 27

Site Plans

The plans depict a single family residential development consisting of 8 residential lots on approximately 4 acres. Maule Avenue, Rogers Street, and Badura Avenue were approved to be constructed to rural standards via WS-17-1091 in 2018. The lots have access to Maule Avenue via a gated 41 foot wide private cul-du-sac with no sidewalks.

Landscaping

The plans show a 6 foot wide landscape area located adjacent to Maule Avenue, Rogers Street, and Badura Avenue.

Elevations

The plans depict a 2 story, 27 foot high single family residence with earth toned vertical metal panel system and perforated screening to match the primarily flat metal siding on the exterior and glass garage doors. The other model is depicted with a smooth plaster exterior aluminum and wood awnings and wood louver accents.

Floor Plans

The plans show homes ranging from 4,577 square feet to 5,219 square feet with balconies. The models will have 3 and 4 car garages.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed vertical metal siding would be available as 1 of the home plans in the 8 lot development and that the proposed corrugated metal siding would match the custom feel of the residential area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0587	Vacated and abandoned patent easements located on the boundaries of the subject site	Approved by PC	September 2018
WS-17-1091	Waived full off-site improvements and increased finished grade for a single family residential development	Approved by BCC	February 2018
TM-17-500220	Single family residential development	Approved by BCC	February 2018
VS-1007-06	Vacated and abandoned patent easements - expired	Approved by PC	September 2006

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver 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.

A waiver of development standards is needed for the proposed vertical metal siding on the exterior of the principal building. Title 30 requires exterior siding to give the appearance of continuous horizontal or vertical pattern, but excludes metal from being vertical. The proposed metal vertical siding is a feature of the entire building and is not vertical. This feature will be available as 1 of the models offered by the developer in this subdivision. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied rooflines, and/or architectural enhancements on all sides. The overall design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Therefore staff can support the waiver of development standards and the design review.

Department of Aviation

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

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

- 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.

Department of Aviation

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

- No comment.

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

**APPLICANT: DBAS, LLC
CONTACT: STEPHANIE ALLEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135**

DRAFT



LAND USE APPLICATION 9A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF

DATE FILED: 7/8/20 APP. NUMBER: WS-20-0317
 PLANNER ASSIGNED: NR TAB/CAC: Enterprise
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 8/12 TIME: 6pm
 FEE: 1150 PC MEETING DATE: 9/1 @ 7pm
 CHECK #: online BCC MEETING DATE: _____
 COMMISSIONER: MN ZONE / AE / RNP: RE
 OVERLAY(S)? _____ PLANNED LAND USE: RNP
 PUBLIC HEARING? N NOTIFICATION RADIUS: 500 SIGN? Y N
 TRAILS? Y N PFNA? Y N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: DBAC, LLC
 ADDRESS: 1645 Village Center Circle, Suite 170
 CITY: Las Vegas STATE: NV ZIP: 89134
 TELEPHONE: n/a FAX: n/a
 CELL: n/a E-MAIL: n/a

APPLICANT

NAME: DBAC, LLC
 ADDRESS: 1645 Village Center Circle, Suite 170
 CITY: Las Vegas STATE: NV ZIP: 89134
 TELEPHONE: n/a FAX: n/a
 CELL: n/a E-MAIL: n/a

CORRESPONDENT

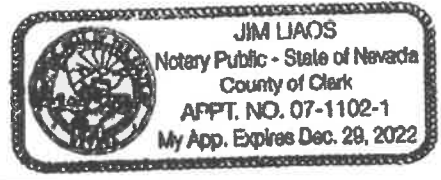
NAME: Stephanie Allen - Kaempfer Crowell REF# 16A304
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-792-7000 FAX: 702-796-7181
 CELL: n/a E-MAIL: sha@kcnvlaw.com

ASSESSOR'S PARCEL NUMBER(S): 177-06-312-001 - 008
 PROPERTY ADDRESS and/or CROSS STREETS: Rogers and Maule
 PROJECT DESCRIPTION: Design Review and Waiver of development standards

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

[Signature]
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 5th, 2020 (DATE)
 By Stephen Goodwin
 NOTARY PUBLIC: Ji Liao

Steve Goodwin
 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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN

sallen@kcnvlaw.com

702.792.7045

Planner
Copy
WS-20-0317

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel 702.792.7000
Fax 702.796.7181

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

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

June 10, 2020

VIA ELECTRONIC DELIVERY

zoning@ClarkCountyNV.gov

Clark County
Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89135

Re: Justification Letter for a Design Review and Waiver of Development Standards to Allow Vertical Metal Siding in a Residential Zone

To Whom It May Concern:

Please be advised this office represents the applicant for the subject project located at the southeast corner of Maule Avenue and Rogers Street, more particularly known as APNs 177-06-312-001 thru 008 ("Site"). A design review and waiver of development standards was previously approved under WS-17-1091. The Site is approved for eight (8) estate sized lots. The applicant is proposing revised elevations that differ from the previously approved elevations. The applicant is also requesting a waiver of development standards to allow vertical metal siding in a residential zone. The corrugated metal siding shown on the elevations matches the custom feel of the homes and is compatible with the aesthetic of the community. Thank you for your kind consideration.

Please let us know if you need any additional information.

Sincerely,

KAEMPFER CROWELL



Stephanie H. Allen

SHA/lab

09/02/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

LINDELL RD/PYLE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-20-400073 (WS-18-0387)-MOUNTAIN WEST ASSOCIATES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increased wall height; 2) increased building height; 3) reduced roof pitch; 4) increased width of architectural enclosures; and 5) reduced street intersection off-set.

DESIGN REVIEW for a proposed single family residential development on 20.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Lindell Road (alignment) and the south side of Pyle Avenue (alignment) within Enterprise. JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:
176-25-701-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a block wall to 6 feet 8 inches where a maximum height of 6 feet is permitted per Section 30.64.020 (an 11.2% increase).
2. Increase the height of the principle buildings (residence) to 38 feet where 35 feet is permitted per Table 30.40-2 (an 8.6% increase).
3. Allow a roof pitch 2.5:12 where 3:12 is required per Table 30.52-2A.
4. Allow architectural enclosures up to a total length of 18 feet where 12 feet is permitted per Section 30.56.040.
5. Reduce street intersection off-set to 90 feet where a minimum of 125 feet is required (a 28% reduction).

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

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20
- Number of Lots/Units: 91
- Density (du/ac): 4.6
- Minimum/Maximum Gross Lot Size: 5,500 square feet/40,198 square feet
- Minimum/Maximum Net Lot Size: 5,475 square feet/11,238 square feet

- Project Type: Single family residential
- Number of Stories: 2 & 3
- Building Height (feet): Up to 38
- Square Feet: 3,103 to 4,934

History Site Plan

R-2 zoning was approved on this site and the surrounding area by action of ZC-1517-03 subject to several conditions. The original request was a conforming zone change with no plans submitted, and included 90 acres located on the west side of Decatur Boulevard between Silverado Ranch Boulevard and Frias Avenue. WS-18-0387 approved the design of a single family residential development on a 20 acre portion at the southeast corner of Lindell Road and Pyle Avenue. The 1 companion item on this agenda includes an extension of time for vacation of easements and portions of rights-of-way.

The previously approved plans depicted a proposed single family residential development that is gated with access only from Lindell Road and consisting of 91 lots on 20 acres for a density of 4.6 dwelling units per acre. All lots will have direct access from a 38 foot wide private street with no sidewalks. The lots range in area between 5,475 square feet and 11,238 square feet (net). There is an existing overhead power line that runs through the northwestern portion of the site and impacts 2 of the lots. The street accessing Lindell Road required a reduction in street intersection off-set to 90 feet.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is shown along Lindell Road and Pyle Avenue and a 10 foot wide landscape area adjacent to an attached sidewalk is shown along Edmond Street. Additional landscaping is provided at the gated entrance to the community and along the interior private streets. The landscape materials included trees, shrubs, and groundcover in conformance to Code requirements. The screen walls will be up to 6 feet 8 inches in height.

Elevations

The previously approved plans depicted 5 models including four, 2 story homes and one, 3 story home. The buildings will range between 26 feet and 38 feet in height. All of the homes will have pitched roofs with concrete tile roofing material. The roof pitch will vary including 2.5:12. Architectural enclosures will be up to 18 feet long. The exterior walls of the homes will have a stucco finish painted in earth tone colors. Architectural enhancements will include stone veneer, pop-outs, recesses, and window fenestrations.

Floor Plans

The homes will be between 3,103 square feet to 4,934 square feet in area with a 3 car garage and options for 3 or more bedrooms. The 3 story model will have an optional roof deck.

Signage

Signage was not part of the original application and is not part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-18-0387:

Current Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Lindell Road, 30 feet for Edmond Street, and associated spandrels.
- Applicant is advised that the gated entry does not comply with Uniform Standard Drawing 222.1 and must be redesigned; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; 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.

Applicant's Justification

The application was originally approved on July 18, 2018. This project went through several stages of redesigning and was put on hold due to an unforeseen pandemic that had a global impact on businesses everywhere. The applicant is requesting a 2 year extension of time to complete construction.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0388	Vacated and abandoned easements and right-of-way	Approved by BCC	July 2018
WS-18-0387	Increased wall and building height, decreased roof pitch, street off-set	Approved by BCC	July 2018
ZC-1517-03 (WC-0037-05)	Waived conditions of a zone change requiring right-of-way dedication of 30 feet to 60 feet for Haleh Avenue	Approved by BCC	March 2005
ZC-1517-03	Reclassified 90 acres including the subject site from R-E to R-2 zoning	Approved by BCC	October 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped & developing single family residential
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
East	Residential Medium (3 du/ac to 14 du/ac)	R-2	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-2	Developing single family residential

Related Applications

Application Number	Request
ET-20-400074 (VS-18-0388)	A vacation of right-of-way and easements on this site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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. A drainage study (PW-20-11427) was approved by Public Works in February 2020, in addition a request for an off-site permit (PW-19-11398) is pending a response from the customer. Since some progress has been made towards completion of the project, staff can support this request for an extension of time.

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

- Until July 18, 2022 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KENDRA SAFNLE

CONTACT: ROXANNE LEIGH, WESTWOOD PROFESSIONAL SERVICES, 5740 SOUTH ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



LAND USE APPLICATION

10A

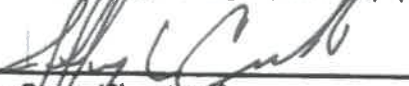
DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) WS-18-0387 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET 20-400073</u> DATE FILED: <u>7-7-2020</u> PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8-12-20</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>9-2-2020 9am</u> FEE: <u>300</u>
	PROPERTY OWNER NAME: <u>Mountain West Associates, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 843-2837</u> CELL: _____ E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u>
	APPLICANT NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 S. Tenaya Way Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(702) 843-2837</u> CELL: _____ E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u> <u>197515</u>

ASSESSOR'S PARCEL NUMBER(S): 176-25-701-016
 PROPERTY ADDRESS and/or CROSS STREETS: Lindell/Pyle
 PROJECT DESCRIPTION: Residential Subdivision

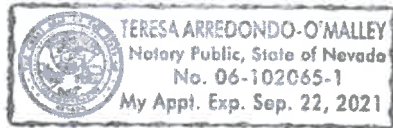
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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


 Property Owner (Signature)*

Jeffrey L. Canarelli
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 22, 2020 (DATE)
 By Jeffrey L. Canarelli
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



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

June 19, 2020

Current Planning Division
500 South Grand Central Parkway, 1st Floor
Las Vegas, NV 89155-4000

**RE: Highlands Ranch Unit 4
Extension of Time- WS-18-0387
WPS Project No. AWD1802-000**

To Whom It May Concern:

Westwood Professional Services, on behalf of our client, respectfully submits this justification letter with an application for a Waiver of Development Standards (WS) and Design Review (DR) Extension of Time for this proposed community.

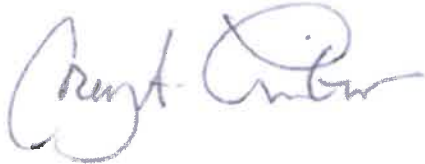
The project sites associated with the subject application are approximately 20.5± gross acres and covers APN 176-25-701-016. This development is located in a portion of the southwest quarter (SW 1/4) of the Southeast quarter (SE ¼) of Section 25, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 91 lots with a gross density of 4.6 dwelling units per acre.

This application was originally approved on 07/18/2018. This project went through several stages of redesigning and was put on hold due to an unforeseen pandemic that had a global impact on businesses everywhere. Therefore, we request another 2-year extension of time to complete construction.

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,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875
Project Manager

ET-20-4(007)
PLANNER
COPY

Cc: Kendra Saffle, PN II, INC.
Chelsea Jensen, WPS

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

LINDELL RD/PYLE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-20-400074 (VS-18-0388)-MOUNTAIN WEST ASSOCIATES, LLC.

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Lindell Road (alignment) and Edmond Street (alignment), and between Pyle Avenue (alignment) and Haleh Avenue (alignment), and a portion of a right-of-way being Lindell Road located between Pyle Avenue (alignment) and Haleh Avenue (alignment), and a portion of a right-of-way being Pyle Avenue located between Lindell Road (alignment) and Edmond Street (alignment) within Enterprise (description on file). JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:
176-25-701-016

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

BACKGROUND:

Project Description

The approved plans show the vacation of 30 foot wide government patent easements along the southern boundary of the parcel and 33 foot wide government patent easements that traverse the southeastern portion of the parcel. The plans also show the vacation of a 5 foot wide portion of Pyle Avenue between Lindell Road and Edmond Street and the vacation of a 5 foot wide portion of Lindell Road between Pyle Avenue (alignment) and Haleh Avenue (alignment). The applicant indicates that the easements and portions of the right-of-way for an attached sidewalk are no longer required and approval of this application will allow development of the parcel.

Applicant's Justification

The application was originally approved on July 18, 2018. This project went through several stages of redesigning and was then put on hold due to an unforeseen pandemic that has had a global impact on businesses everywhere. The applicant is requesting a 2 year extension of time to complete construction.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0388	Vacated and abandoned easements and right-of-way	Approved by BCC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0387	Increased wall and building height, decreased roof pitch, street offset	Approved by BCC	July 2018
ZC-1517-03 (WC-0037-05)	Waived conditions of a zone change requiring right-of-way dedication of 30 feet to 60 feet for Haleh Avenue on 20 acres to the southeast located on the northwest corner of Edmond Street and Haleh Avenue	Approved by BCC	March 2005
ZC-1517-03	Reclassified 90 acres including the subject site from R-E to R-2 zoning	Approved by BCC	October 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped & developing single family residential
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
East	Residential Medium (3 du/ac to 14 du/ac)	R-2	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-2	Developing single family residential

Related Applications

Application Number	Request
ET-20-400073 (WS-18-0387)	An extension of time for waivers of development standards on a single family development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PN II, INC.

CONTACT: ROXANNE LEIGH WESTWOOD PROFESSIONAL SERVICES, 5740 SOUTH ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

11A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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>VS-18-0388</u>	DEPARTMENT USE	APP. NUMBER: <u>ET-20-400074</u>	DATE FILED: <u>7-7-2020</u>
		PLANNER ASSIGNED: <u>BBB</u>	TAB/CAC DATE: <u>8-12-20</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>9-2-2020 9am</u>	
		FEE: <u>\$300</u>	

PROPERTY OWNER	NAME: <u>Mountain West Associates, LLC</u>
	ADDRESS: <u>250 Pilot Road, Suite 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 843-2837</u> CELL: _____
	E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u>

APPLICANT	NAME: <u>PN II, Inc.</u>
	ADDRESS: <u>7255 S. Tenaya Way Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>(702) 843-2837</u> CELL: _____
	E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services</u>
	ADDRESS: <u>5740 S. Arville St., Suite 216</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 176-25-701-016 #197515

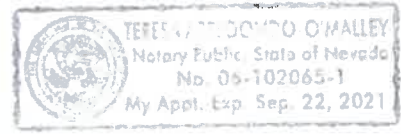
PROPERTY ADDRESS and/or CROSS STREETS: Lindell/Pyle

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)*

Jeffrey L Canarelli
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 22, 2020 (DATE)
 By Jeffrey L. Canarelli
 NOTARY PUBLIC: Teresa J. 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.

June 19, 2020

ET-20-400074

PLANNER
COPY

Current Planning Division
500 South Grand Central Parkway, 1st Floor
Las Vegas, NV 89155-4000

**RE: Highlands Ranch Unit 4
Extension of Time- VS-18-0388
WPS Project No. AWD1802-000**

To Whom It May Concern:

Westwood Professional Services, on behalf of our client, respectfully submits this justification letter with an application for a Vacation and Abandonment of Patent Easements (VS) Extension of Time for this proposed community.

The project sites associated with the subject application are approximately 20.5± gross acres and covers APN 176-25-701-016. This development is located in a portion of the southwest quarter (SW 1/4) of the Southeast quarter (SE ¼) 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 91 lots with a gross density of 4.6 dwelling units per acre.

This application was originally approved on 07/18/2018. This project went through several stages of redesigning and was put on hold due to an unforeseen pandemic that had a global impact on businesses everywhere. Therefore, we request another 2-year extension of time to complete construction.

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,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875
Project Manager

Cc: Kendra Saffle, PN II, INC.
Chelsea Jensen, WPS

09/02/20 BCC AGENDA SHEET

SIGNS/LANDSCAPING
(TITLE 30)

BADURA AVE/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0318-COUNTY OF CLARK(AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE NO 8, LLC (LEASE):

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased signage; **2)** reduced landscaping; **3)** reduced approach distance; and **4)** reduced throat depth.

DESIGN REVIEW for signage and landscaping in conjunction with a data center on 40.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Badura Avenue, east side of Jones Boulevard, south side of the CC 215, and west side of Lindell Road within Enterprise. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:

176-01-201-007; 176-01-201-009 through 176-01-201-012; 176-01-201-014; 176-01-301-041

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the area of the project identification signs to 208 square feet where 70 square feet is allowed per Table 30.72-1 (a 197% increase).
2. Allow reduced shrubs along Roy Horn Way and Lindell Road where Figure 30.64-17 or Figure 30.64-18 is required.
3. Reduce the approach distance to 23 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 84.7% reduction).
4. Reduce the throat depth to 44 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 56% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 40.2
- Project Type: Signs/landscaping

Site Plans

The plans depict a proposed data center warehouse located in the southwest portion of the site, near the intersection of Badura Avenue and Corporate Plaza Drive. Equipment yards are located on both the north and south sides of the warehouse, and parking spaces and drive aisles are located around the portion of the site being developed. A communication tower is located on the north side of the warehouse and a pump house is located on the east side of the warehouse.

Three driveways will provide access to the site, which include driveways from Badura Avenue, Lindell Road, and a redesigned driveway for emergency access from Maule Avenue. The Maule Avenue driveway was previously approved at the intersection of Corporate Plaza Drive and Maule Avenue with ZC-19-0571. The new driveway was shown on revised plans in which a notation was made that the driveway would require a future design review and waiver of development standards. A waiver of development standards is necessary to reduce the throat depth and approach distance of the new driveway.

Landscaping

The plans show perimeter landscaping that includes a 9 foot 5 inch strip adjacent to the CC 215 on-ramp, a 15 foot wide landscape strip with a detached sidewalk adjacent to Roy Horn Way, a 16 foot wide to 19 foot wide landscape strip along Lindell Road with a detached sidewalk, a 20 foot wide landscape strip with a detached sidewalk along Badura Avenue, a 15 foot wide landscape strip behind an attached sidewalk on Corporate Plaza Drive, and 15 foot wide landscape strips behind existing attached sidewalks on Maule Avenue and Jones Boulevard.

Waivers of development standards have been approved to eliminate trees from the landscaping plan and provide shrubs as the perimeter street landscaping with ZC-19-0571. A new waiver of development standards is required to further reduce the number of shrubs (1 row of shrubs instead of 2 rows) from the perimeter landscaping. The reduction in shrubs is proposed along Lindell Road and along Roy Horn Way.

Elevations

The project site will be surrounded by a 12 foot high CMU wall with 3 foot high metal security piking on top. The proposed gated emergency access driveway from Maule Avenue will have 21 foot wide and 12 foot high metal rolling gates.

Signage

The project identification signs and wall signs were previously approved for 162 square feet. Wall signs will be located on the east and west sides of the data center warehouse. Three project identification signs will be located on the exterior perimeter walls. The location at the intersection of Roy Horn Way and Lindell Road (northeast portion of the site) is requesting an overall increase of the signage to 208 square feet. The proposed sign increase requires a waiver of development standards.

Applicant's Justification

The applicant indicates that the relocation of the driveway and entrance on Maule Avenue will provide better alignment of Maule Avenue and it will be used for emergency access only. The waiver of development standards for the increased signage will provide better identification of

the project site than the signage that was previously approved. The reduction of landscaping will help with storm water collection and help to avoid excessive erosion.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0571	Reclassified 50 acres from R-E and C-2 zoning to M-D zoning for a data center with waivers and a communication tower	Approved by BCC	September 2019
VS-19-0572	Vacated and abandoned easements and rights-of-way	Approved by BCC	September 2019
WS-0906-07	Signage for a business park on 263.3 acres; expunged design review portion of ZC-0089-06 - expired	Approved by BCC	September 2007
ZC-0089-06	Reclassified 71.06 acres to M-D zoning and a design review for signs on 263.3 acres	Approved by BCC	May 2006
ZC-0851-04	Reclassified 32.7 acres to M-D zoning for an industrial/retail center	Approved by BCC	August 2004
UC-0639-02	Off-premises sign	Approved by PC	June 2002
UC-0638-02	Off-premises sign	Approved by PC	June 2002
ZC-0193-02	Reclassified 2.5 acres to C-2 zoning for an office building	Approved by BCC	March 2002
ZC-1661-01	Reclassified 2.5 acres to C-2 zoning for an office building	Approved by BCC	February 2002
ZC-1214-01	Reclassified 53.4 acres to M-D zoning for a distribution center	Approved by BCC	November 2001
ZC-0514-99	Reclassified 2.5 acres to C-2 zoning for a retail store	Approved by BCC	May 1999

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Business and Design/Research Park	M-D & C-2	Office/warehouse & undeveloped
South & East	Business and Design/Research Park	M-D	Office/warehouse & undeveloped
West	Business and Design/Research Park	M-D & C-2	Undeveloped

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

**Directly north is the CC 215 and Roy Horn Way.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2 & Design Review

Staff finds that the waivers of development standards are consistent with other approvals for data centers in the area. The increase in signage and the reduction of landscaping are consistent with similar projects. The proposed project is consistent with Urban Specific Policy 10 in the Comprehensive Master Plan, which in part, encourages site designs to be compatible with adjacent land uses. Furthermore, the proposed signage is consistent with Urban Specific Policy 20 in the Comprehensive Master Plan, which in part encourages signage to be compatible with the building style on-site and also with surrounding development. The surrounding area is developing with a mixture of commercial, professional office complexes, and warehouses. Staff does not anticipate any negative impacts on the neighboring properties; therefore, can support the waivers of development standards and the design review requests.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the request to reduce the approach distance for the Maule Avenue driveway. The applicant worked with staff to limit the left turn conflicts with the commercial driveway across the street by lining up the two driveways, which resulted in the reduction of the approach distance.

Waiver of Development Standards #4

In addition to the applicant working on the location of the Maule Avenue driveway with staff, the driveway will be only used for emergency access. The applicant will post signage on the gate to ensure traffic is directed to the public entrance on the site. Therefore, staff can support this request to reduce the throat depth.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SWITCH, LTD

CONTACT: MICHAEL ANDERSEN, AIA ARCHITECT LLC, 2714 TIMBER CROSSING CT., LAS VEGAS, NV 89074



LAND USE APPLICATION 12A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>7/8/20</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: _____ FEE: <u>1150</u> CHECK #: <u>online</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y/ <input checked="" type="checkbox"/> N PFNA? Y/ <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-20-0318</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>8/12</u> TIME <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/2 @ 9am</u> ZONE / AE / RNP: <u>M-D</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y/ <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>County of Clark</u> ADDRESS: <u>500 South Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-4616</u> CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Switch LTD</u> ADDRESS: <u>7135 S Decatur Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-522-3528</u> CELL: _____ E-MAIL: <u>terri@switch.com</u> ACA CONTACT ID #: <u>172247</u>	
	CORRESPONDENT	NAME: <u>Michael S. Andersen AIA Architect LLC</u> ADDRESS: <u>2714 Timber Crossing Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-219-4787</u> CELL: <u>Same</u> E-MAIL: <u>mike@michaelsandersen</u> ACA CONTACT ID #: <u>186543</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-01-201-009, 010, 011, 012, 014, and 176-01-301-041

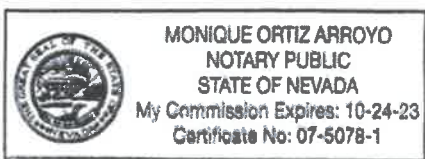
PROPERTY ADDRESS and/or CROSS STREETS: Jones Blvd. and Maule Ave.

PROJECT DESCRIPTION: Commercial Development - Driveway Relocation and Perimeter Landscape

(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)* LISA KREMER Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON June 25, 2020 (DATE)
 By LISA KREMER, DIRECTOR
 NOTARY PUBLIC: _____



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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input 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>7/8/20</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: _____ FEE: <u>1150</u> CHECK #: <u>online</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? Y (N) PFNA? Y (N) APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	APP. NUMBER: <u>WS-20-0318</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>8/12</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/2 @ 9am</u> ZONE / AE / RNP: <u>N-D</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y (N) LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>NV LASDEC LLC</u> ADDRESS: <u>7135 S Decatur Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-522-3528</u> CELL: - E-MAIL: <u>terri@switch.com</u>
	CORRESPONDENT	NAME: <u>Switch LTD</u> ADDRESS: <u>7135 S Decatur Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-522-3528</u> CELL: - E-MAIL: <u>terri@switch.com</u> ACA CONTACT ID #: -
	CORRESPONDENT	NAME: <u>Michael S. Andersen AIA Architect LLC</u> ADDRESS: <u>2714 Timber Crossing Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-219-4787</u> CELL: <u>Same</u> E-MAIL: <u>mike@michaelsandersen</u> ACA CONTACT ID #: -

ASSESSOR'S PARCEL NUMBER(S): 176-01-201-007

PROPERTY ADDRESS and/or CROSS STREETS: Roy Horn Drive and Lindell Ave.

PROJECT DESCRIPTION: Commercial Development - Signage Increase

(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.

Temi Borden _____
 Property Owner (Signature)*

Terri Borden _____
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 06-15-2020 (DATE)
 By Terri Borden

NOTARY PUBLIC: Michelle Lee Ruiz



*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.

**Switch LVDEC Badura Site Development Waiver of Design Standards
Maule Drive Driveway and Signage Size Increase
July 1, 2020**

Michael S. Andersen AIA Architect LLC, on behalf of our client Switch, respectfully submits this justification application for a Waiver of Development Standards request.

The project site associated with the subject Waiver of Development Standards is approximately 40.2 Gross acres and covers APNs 176-01-201-007, 009, 010, 011, 012, 014 and 176-01-301-041. Please see application number ZC-19-0571 for approved development recommendations.

Waiver of Design Standards

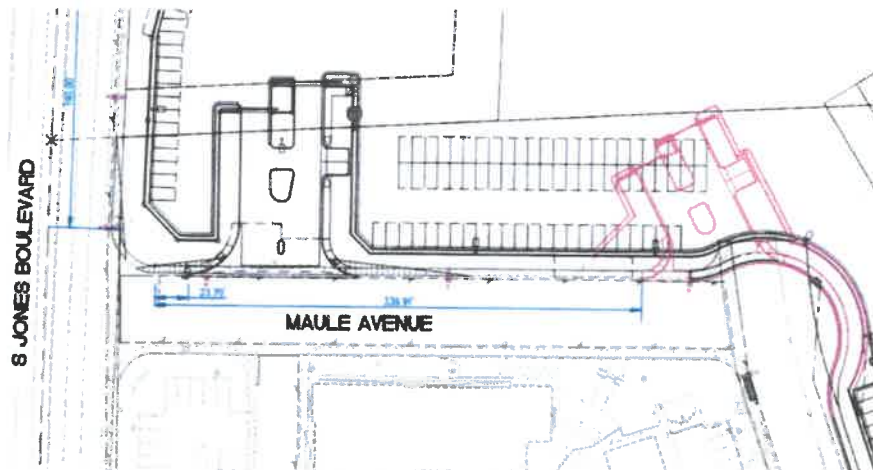
This request is to relocate the Maule Avenue driveway West towards Jones Blvd. and Exterior Wall Signage size increase.

1. Section 30.52.050, a., 3. – Modifications to Uniform Standard Drawing 222.1

Waivers: Item 3. – Modifications to Uniform Standard Drawing 222.1.

Distance from East on-site curb to first parking space.

Request: Reduction of the “Minimum Approach Side” from 150 feet to approx. 23 feet per the exhibit below:



Reduction of the 100 foot minimum required “Throat Depth” distance on the East side of the drive from the PC/PT of the on-site curb return to the first parking space to approx. 44 feet. Please see the civil exhibit EXH-1 for clarification.

Justification: The proposed driveway location will provide an improved alignment to Maule Ave. for “*Emergency Access Only*” to the project site. NV Energy shall use this access for emergency purposes only for Substation operations. We will install “NO ENTRANCE” signage on this gate and instructions to use one of the other site entrances. The overall site will have ingress and egress gates accessible from W. Badura Ave. and Lindell Road. The distance from Jones to the proposed driveway will not be less than the existing driveway on the South side of Maule per recommendations from Public Works. Also note there is limited access to

Maule from Corporate Plaza Drive to the South and northbound Jones traffic due to a continuous median along Jones.

For the Throat Depth request, only Switch Security will utilize the two parking spaces during patrol as required and emergency access events as described above.

2. Section 30.72 – Signs Exterior Security Walls

- Waiver:** Perimeter Wall Signage size increase at Roy Horn and Lindell
- Request:** Allow for a 24% size increase to the approved ZC-19-0571 request of 162 square feet. The overall signage square feet area will increase from 162 to 208. The attached exhibit "14 20200521 SWITCH LAS DEC Revised Signage at NE Corner Plan and Elevation OVERLAY" is provided to view the limits of the increase request and the overall scale of the signage on the perimeter wall background.
- Justification:** Proposed lighted signage will identify the "Digital Exchange Campus" and major tenant within this parcel.

3. Section 30.64.030 – Landscaping Perimeter

- Waiver:** Per Table 30.64-2, Non-Single Family Residential Screening and Landscape Buffer Requirements, Adjacent to any Street Figure 30.64-13, Adjacent to Collector/Arterial Streets and Adjacent to Freeway requires landscaping per Figures 30.64-13, -17, -18 and -4.
- Request:** Allow for a deletion of all trees (approved by ZC-19-0571) and single row of shrubs within the remaining width of landscaping with a height to not exceed 3 feet where a 9'-5" width was previously approved along a portion of site on the Northwest corner per the attached plan.
- Justification:** Best practices for storm water collection to avoid excessive erosion used a concrete valley within the 9'-5" area set aside for landscaping against the perimeter wall. The width of the valley is reduced so that a single row of shrubs spaced closely to one another can be placed between the property line and edge of valley.

Thank you for reviewing this request and feel free to contact me for any additional information.

Thanks

Michael Andersen

702.219.4787 or mike@michaelsandersen.com