

IV. Approval of Agenda for September 11, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
 - Enterprise Land Use Plan Open House September 18, 2019 from 4 pm to 7 pm at the Windmill Library, 7060 West Windmill Lane.

VI. Planning & Zoning

1. **NZC-19-0528-SOUTHERN HIGHLANDS INVEST PTNRS:**
ZONE CHANGE to reclassify a 7.1 acre portion of an 11.5 acre site from C-2 (General Commercial) P-C (Planned Community Overlay District) Zone and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to R-5 (Apartment Residential) P-C (Planned Community Overlay District) Zone.
VARIANCE to allow tandem parking spaces.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; and 2) reduce landscape planter dimensions.
DESIGN REVIEWS for the following: 1) multiple family development; 2) alternative landscaping (diamond planters); and 3) signage. Generally located on the east side of Southern Highlands Parkway and the north side of Robert Trent Jones Lane (alignment) within Enterprise (description on file). JJ/md/ma (For possible action) **09/03/19 PC**
2. **NZC-19-0504-GRAGSON SILVERADO, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 2.8 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) reduced separation from a convenience store to a residential use; 2) reduced separation from a gasoline station to a residential use; 3) reduced separation from a vehicle wash to a residential use; and 4) reduced the separation from an on-premises consumption of alcohol establishment (tavern) to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height (previously not notified); and 2) reduced driveway separation (previously not notified).
DESIGN REVIEWS for the following: 1) commercial center with convenience store, gasoline station, vehicle wash, and tavern; 2) alternative parking lot landscaping; and 3) increase finished grade. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/pb/ma (For possible action) **09/17/19 PC**
3. **TM-19-500164-HANWEN RAINBOW LLC:**
TENTATIVE MAP for a commercial subdivision on 3.7 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Windmill Lane within Enterprise. JJ/rk/jd (For possible action) **09/17/19 PC**

4. **NZC-19-0612-PERSSON, ERIC:**
ZONE CHANGE to reclassify 33.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a proposed single family residential subdivision. Generally located on the north side of Frias Avenue and the east side of Arville Street within Enterprise (description on file). JJ/rk/ja (For possible action) **10/01/19 PC**

5. **SC-19-0614-CENTURY COMMUNITIES NEVADA, LLC:**
STREET NAME CHANGE to change the suffix of Poplar Point from Avenue to Court. Generally located on the south side of Oleta Avenue and the west side of Swift Current Drive within Enterprise. JJ/dm/jd (For possible action) **10/01/19 PC**

6. **SC-19-0615-CENTURY COMMUNITIES NEVADA, LLC:**
STREET NAME CHANGE to change the suffix of Fisher Bay from Avenue to Court. Generally located on the north side of Serene Avenue and the west side of Swift Current Drive within Enterprise. JJ/dm/jd (For possible action) **10/01/19 PC**

7. **UC-19-0645-AFRIDI ROMMAN KHAN:**
USE PERMITS for the following: 1) a proposed communication tower; and 2) reduced setbacks.
DESIGN REVIEW for a proposed communication tower and ground equipment on a portion of 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 325 feet south of Eldorado Lane within Enterprise. MN/nr/jd (For possible action) **10/01/19 PC**

8. **VS-19-0609-JENSEN PETER L & SHERRY A:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and between Decatur Boulevard and Arville Street and a portion of a right-of-way being Rogers Street located between Silverado Ranch Road and Le Baron Avenue within Enterprise (description on file). JJ/bb/jd (For possible action) **10/01/19 PC**

10/02/19 BCC

9. **DR-19-0634-WARM SPRINGS OWNER, LLC:**
DESIGN REVIEW for a comprehensive sign package for an existing office building on 3.7 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Bermuda Road, approximately 265 feet south of Warm Springs Road within Enterprise. MN/sd/jd (For possible action) **10/02/19 BCC**

10. **TM-19-500173-MARGINS TRUST & RHODES, STEVEN L. TRS:**
TENTATIVE MAP consisting of 79 single family residential lots and common lots on 10.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Buffalo Drive and north side of Shelbourne Avenue within Enterprise. JJ/pb/jd (For possible action) **10/02/19 BCC**

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

11. **TM-19-500176-DIAMOND HORSE, LLC:**
TENTATIVE MAP consisting of 40 single family residential lots and common lots on 4.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Blue Diamond Road and the west side of Quarterhorse Lane within Enterprise. JJ/jvm/xx (For possible action) **10/02/19 BCC**

12. **VS-19-0653-MARGINS TRUST & RHODES, STEVEN L. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way, and between Shelbourne Avenue and Windmill Lane and a portion of a right-of-way being Buffalo Drive located between Shelbourne Avenue and Windmill Lane within Enterprise (description on file). JJ/pb/jd (For possible action) **10/02/19 BCC**

13. **VS-19-0674-DIAMOND HORSE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and between Quarterhorse Lane and Fort Apache Road within Enterprise (description on file). JJ/jvm/xx (For possible action) **10/02/19 BCC**

14. **WS-19-0617-CHURCH HOPE BAPTIST LV, INC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative parking lot landscaping.
DESIGN REVIEW for a new place of worship building with parking area on 14.3 acres in a P-F (Public Facilities) Zone. Generally located on the north side of Cactus Ave, 1,300 feet east of Amigo Street within Enterprise. MN/nr/jd (For possible action) **10/02/19 BCC**

15. **WS-19-0633-ZIMMERMAN, STANLEY R. REVOCABLE TRUST & ZIMMERMAN, STANLEY R. TRS:**
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEW for a proposed outside dining/drinking patio in conjunction with a restaurant/lounge within an existing shopping center on a portion of 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Jones Boulevard, 490 feet south of Warm Springs Road within Enterprise. MN/rk/jd (For possible action) **10/02/19 BCC**

16. **WS-19-0673-DIAMOND HORSE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce rear setbacks; 3) reduce open space; and 4) reduce street intersection off-sets.
DESIGN REVIEWS for the following: 1) increased finish grade; and 2) a single family residential subdivision on 4.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Blue Diamond Road and the west side of Quarterhorse Lane within Enterprise. JJ/jvm/xx (For possible action) **10/02/19 BCC**

17. **ZC-19-0652-MARGINS TRUST & RHODES, STEVEN L. TRS:**
ZONE CHANGE to reclassify 10.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** reduce the street intersection off-set; and **3)** alternative residential driveway geometrics.
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade. Generally located on the west side of Buffalo Drive and the north side of Shelbourne Avenue within Enterprise (description on file). JJ/pb/jd (For possible action) **10/02/19 BCC**

VII. General Business

1. Review FY 2020 budget request(s) and take public input regarding suggestions for FY 2021 budget request(s). (For possible action)
2. TAB to nominate a primary and alternate representative for Enterprise to the Community Development Advisory Committee (CDAC). (For Possible Action)

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

IX. Next Meeting Date: September 25, 2019 at 6:00 p.m.

X. Adjournment

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

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

BOARD OF COUNTY COMMISSIONERS
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YOLANDA KING, County Manager

Applicant requested hold:

3. UC-19-0398-ABC HAVEN WEST INC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on September 25, 2019.

Related applications:

2. TM-19-500137-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:
4. VS-19-0535-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:
5. ZC-19-0534-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:

9. WC-19-400096 (TM-18-500216)-KB HOME LV CAMDEN, LLC:
10. WC-19-400109 (WS-18-0896)-KB HOME LV CAMDEN, LLC:
11. WC-19-400110 (VS-18-0898)-KB HOME LV CAMDEN, LLC:

V. Informational Items

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

Open House for an update of the Enterprise Land Use Plan. Wednesday, September 18, 2019, 4:00 pm to 7 pm Windmill Library 7060 W. Windmill Lane.

There is a vacancy on the Enterprise Town Board. If interested, please, see Carmen Hayes, Secretary, or Tiffany Hesser, Liaison for an application.

Clark County is seeking an appointee from Enterprise for the Community Development Advisory Committee. Several of the Town Advisory Boards appoint a board member to CDAC Committee. There is no obligation for a TAB member to volunteer, but this is option if anyone is interested. Last year's appointee and alternate have expressed interest in serving again.

VI. Planning & Zoning

1. **AR-19-400098 (WS-18-0266)-CORONADO LAND, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for landscaping and screening in conjunction with a previously approved office building conversion with outside storage on 2.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the west side of Placid Street and south of Arby Avenue (alignment) within Enterprise. MN/nr/ma (For possible action) **09/04/19 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

2. **TM-19-500137-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:**
TENTATIVE MAP consisting of 79 single family lots and common lots on 7.5 acres in an RUD (Residential Urban Density) Zone in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road and the south side of Meranto Avenue within Enterprise. JJ/rk/ja (For possible action) **09/04/19 BCC**

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

3. **UC-19-0398-ABC HAVEN WEST INC:**
HOLDOVER USE PERMIT to allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive street landscaping; and **2)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.
DESIGN REVIEW for drive aisles and landscaping in conjunction with a multi-family development to the west on 16.5 acres in R-E (Rural Estates Residential), C-P (Office and Professional), and H-1 (Limited Resort and Apartment) Zones. Generally located on the west side of Haven Street and the south side of Mesa Verde Lane within Enterprise. MN/rk/ja (For possible action) **09/04/19 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on September 25, 2019

4. **VS-19-0535-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Chieftan Street (alignment), and between Meranto Avenue and Richmar Avenue (alignment); and portion of a right-of-way being Fort Apache Road located between Meranto Avenue and Richmar Avenue (alignment) within Enterprise (description on file). JJ/rk/ma (For possible action) **09/04/19 BCC**

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

5. **ZC-19-0534-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:**
ZONE CHANGE to reclassify 7.5 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce driveway distance from intersection; **2)** reduce street intersection off-set; **3)** allow modified private residential driveway design; **4)** reduce the throat depth for a call box; **5)** increase the number of dwelling units accessing an over length stub street; and **6)** reduce width of a private street.
DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** increased finished grade. Generally located on the west side of Fort Apache Road and the south side of Meranto Avenue within Enterprise (description on file). JJ/rk/ja (For possible action) **09/04/19 BCC**

Motion by David Chestnut

Action:

APPROVE Zone Change;

APPROVE Use Permit;

NO LONGER NEEDED Waiver of Development Standards #s 1 and 3b;

APPROVE Waiver of Development Standards #s 2, 3a, 4, 5a, 5b, and 6;

APPROVE Design Reviews.

ADD Current Planning Conditions:

- Design Review as a public hearing for significant change to plans;
- Obtain Republic Services approval for individual trash pickup.

Per staff if approved conditions.

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

6. **WS-19-0576-P N II INC:**

WAIVER OF DEVELOPMENT STANDARDS for a reduced front setback in conjunction with a single family residential home on 0.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Jones Boulevard and the north side of Haleh Avenue within Enterprise. JJ/bb/ja (For possible action) **09/17/19 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

7. **WS-19-0591-TLC RANCH LIVING TRUST & EGGLESTON TODD C & LISA TRS:**

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residential home on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Eldorado Lane, approximately 136 feet east of Hinson Street within Enterprise. MN/bb/jd (For possible action) **09/17/19 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

8. **UC-19-0590-A & A, LLC & GET IT GOING, LLC:**

USE PERMIT for a vehicle maintenance facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced building setbacks; **2)** reduce building separation to a residential use; **3)** reduce the building height/setback; **4)** reduce trash enclosure setback; **5)** reduce parking; and **6)** alternative landscaping.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** a vehicle maintenance facility on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the south side of Blue Diamond Road, 200 feet west of Cameron Street within Enterprise. JJ/al/ja (For possible action) **09/18/19 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

9. **WC-19-400096 (TM-18-500216)-KB HOME LV CAMDEN, LLC:**
WAIVERS OF CONDITIONS for a tentative map requiring: **1)** applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision; and **2)** applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road in conjunction with an approved single family residential subdivision on 5.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. JJ/sd/ja (For possible action) **09/18/19 BCC**

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

10. **WC-19-400109 (WS-18-0896)-KB HOME LV CAMDEN, LLC:**
WAIVERS OF CONDITIONS for a waiver of development standards requiring the following: **1)** applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision; and **2)** applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road in conjunction with an approved single family residential subdivision on 5.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. JJ/sd/ja (For possible action) **09/18/19 BCC**

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

11. **WC-19-400110 (VS-18-0898)-KB HOME LV CAMDEN, LLC:**
WAIVERS OF CONDITIONS of a vacation requiring the following: **1)** vacation shall not record prior to the applicant securing a private grant from the Bureau of Land Management; **2)** applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision; and **3)** applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road in conjunction with an approved single family residential subdivision on 5.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. JJ/sd/ja (For possible action) **09/18/19 BCC**

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

12. **WS-19-0584-SOUTHERN HILLS BAPTIST CHURCH:**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a minor subdivision for future development on 1.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Pebble Road and the east side of Torrey Pines Drive within Enterprise. JJ/lm/ja (For

possible action) **09/18/19 BCC**

Motion by David Chestnut

Action:

APPROVE Waiver of Development Standards for Pebble Rd.;

DENY Waiver of Development Standards for Torrey Pines Dr.

Per staff if approved conditions.

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

13. **ZC-19-0586-WARDS' IRREVOCABLE TRUST & WARD, JOSEPH L. JR TRS:**

ZONE CHANGE to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for future development. Generally located on the north side of Landberg Avenue, 170 feet west of Valley View Boulevard within Enterprise (description on file). JJ/lm/jd (For possible action) **09/18/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

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

Per staff conditions.

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

VII. General Business:

1. Review FY 2020 budget request(s) and take public input regarding suggestions for FY 2021 budget request(s). (For possible action) We will revisit at the next Enterprise TAB meeting. Tiffany Hesser presented last year's budget requests with County departmental updates (see attached). TAB members will have an opportunity to review and make suggestions for next year's budget at the next TAB meeting and make final recommendations in October.
2. Discuss Public Works meetings results with Dave Chestnut and Barry Kaiser. (for discussion only)
Barry Kaiser and David Chestnut provided updates from their meeting with Public Works (see attached). They suggested having a Public Works representative come to a future TAB meeting to discuss particular topics.

VIII. Public Comment:

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

A resident thanked Clark County Public Works for the additional No Parking signage they installed along the Dean Martin curve north of Blue Diamond. He thanked LVMPD and NDOT for their enforcement efforts. He also had a few questions regarding the completion of Warm Springs between Dean Martin and Decatur.. He was provided a copy of the Enterprise TAB budget requests 2019/2020 which address the issue.

IX. Next Meeting Date

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

X. Adjournment:

Motion by Jenna Waltho
Adjourn meeting at 7:20 p.m.
Motion **PASSED** (4-0) / Unanimous

DRAFT

Enterprise TAB Budget Requests 2019/2020

As of 22 Oct 2018

Enterprise's overall need for multiple county facilities

- *Enterprise requires multiple community centers, seniors' facilities and aquatic facilities due to significant connectivity barriers and rapidly increasing population.*
 - *There are 198,000+ citizens in Enterprise.*
 - *Enterprise covers 67 sq. miles.*
 - *Residential uses are increasing rapidly.*
- *If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.*
- *There are significant connectivity barriers within Enterprise.*
 - *Interstate 15*
 - *4 Major Projects, 3 active, one failed.*
 - *Arterial and collector roads have been removed from the transportation grid.*
 - *Enclosed subdivisions have vacated local roads for more homes.*
 - *Major projects plans have not added sufficient facilities to serve the public.*
 - *South of CC 215, only three east/west arterials are available, two are not fully built out.*
 - *UPRR tracks block arterial and collector road development.*
 - *Geographic features, 12% or greater slopes block arterial and collector road development.*
 - *Local roads are being vacated to build enclosed subdivisions.*
- *The connectivity barriers significantly increase travel time to county facilities currently planned for western Enterprise.*
 - *The planned regional park facilities in Mountain's Edge are not centrally located.*
 - *Individuals east of I-15 most likely will not use those facilities.*
- *BLM reservations are being released and sold, significantly decreasing land available for needed county facilities.*

Budget requests listed in funding priority

- *Connect Cactus Ave. from Buffalo Drive to Durango Drive A design consultant for Cactus has been selected and negotiations are underway. Project will include a traffic signal at Buffalo. Construction is estimated to begin in mid-2021.*
 - *Currently programmed for Design 2018, Construction early 2020*
 - *This project should be developed as rapidly as possible.*
 - *South of CC 215, there are only three roads that can provide complete east/west routes.*
 - *Currently, only one east/west road, south of CC 215 is built out*
 - *South of CC 215, significant development west of Fort Apache Rd. will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.*

Enterprise TAB Budget Requests 2019/2020

As of 22 Oct 2018

- Widen Warm Springs Rd. from Dean Martin Dr. to Decatur Blvd. *Warm Springs is on the CIP for design start in summer 2020. The limits are Durango to Dean Martin. Attempts will be made to get an earlier design start for the section Decatur to Dean Martin.*
 - Warm Springs Rd. is a two-lane road from Dean Martin Dr. to Decatur Blvd.
 - South of CC 215, there are only three roads that can provide complete east/west routes.
 - Traffic is significantly increasing on Warm Springs Rd.
 - Currently, only one east/west road south of CC 215 is built out.
 - South CC 215, significant development west of Fort Apache Rd. will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.
 - Finish Western Trails Park by constructing a signalized horse crossing on Warm Springs Rd.

- Enterprise Community Center *Mountain's Edge Recreation Center is currently on the CIP list, ranked #12 in the overall list of Regional Projects. Project is unfunded with a cost estimate of \$23,715,000. There is not currently another Recreation Center identified on the CIP list.*
 - There are no recreational centers and/or aquatic facilities for the 198,000+ people living in Enterprise.
 - The recreational center and aquatic facility for Mountain's Edge should be moved up on the priority list and funded with a cost estimate of \$23,715,000.
 - Reserve property for a second community center in eastern Enterprise.
 - There is not currently another recreation center identified on the CIP list. Identify and add to the CIP list for a second recreation center.

- Enterprise Senior Center *There is currently not a Senior Center identified on the CIP list. If the Mtn's Edge Recreation Center is built, senior programming can/will be accommodated through a multi-general approach, not requiring a second building.*
 - Mountain's Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
 - Lack of effective public transportation.
 - Traffic density higher than seniors desire to drive in.
 - A senior center is needed east of I-15
 - Reserve property for a senior center east of I-15.
 - Add eastern Enterprise senior center to CIP list and fund.

- Fund one neighborhood park in Park District 4 at Cactus and Torrey Pines, Le Baron and Rainbow, Pyle and Jones, or Pyle and Lindell *See below*
 - Enterprise population is growing rapidly.
 - Current Enterprise population requires 495 acres of developed parks
 - Each year the ratio of park acres per 1,000 population is declining.
 - Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - LeBaron and Lindell – 10 acres, \$10,599,040 estimate – ranked #12 *Park is funded and in design anticipate the project being completed near end of 2021.*
 - Valley View and Pyle – 10 acres, \$12,399,940 estimate – ranked #13 *Project is unfunded*
 - Cactus and Torrey Pines – 10 acres, \$9,079,645 estimate – ranked #21 *Project is unfunded*
 - All projects are unfunded.
 - Fund at least two parks.

Enterprise TAB Budget Requests 2019/2020

As of 22 Oct 2018

- Aquatic Facility *Project is unfunded with no cost estimate assigned.*
 - There are no aquatic facilities for the 198,000+ people living in Enterprise.
 - Reserve property for one or more aquatic facilities
 - Add aquatic facilities to funding list.
 - Aquatic facilities are needed in the eastern and southwestern part of Enterprise.
 - Lack of effective public transportation.
 - Drive time too long from east of I-15 to be practical.
 - Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
 - Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - There is not currently another aquatic facility identified on the CIP list. Identify and add to the CIP list for a second aquatic facility east of I-15.

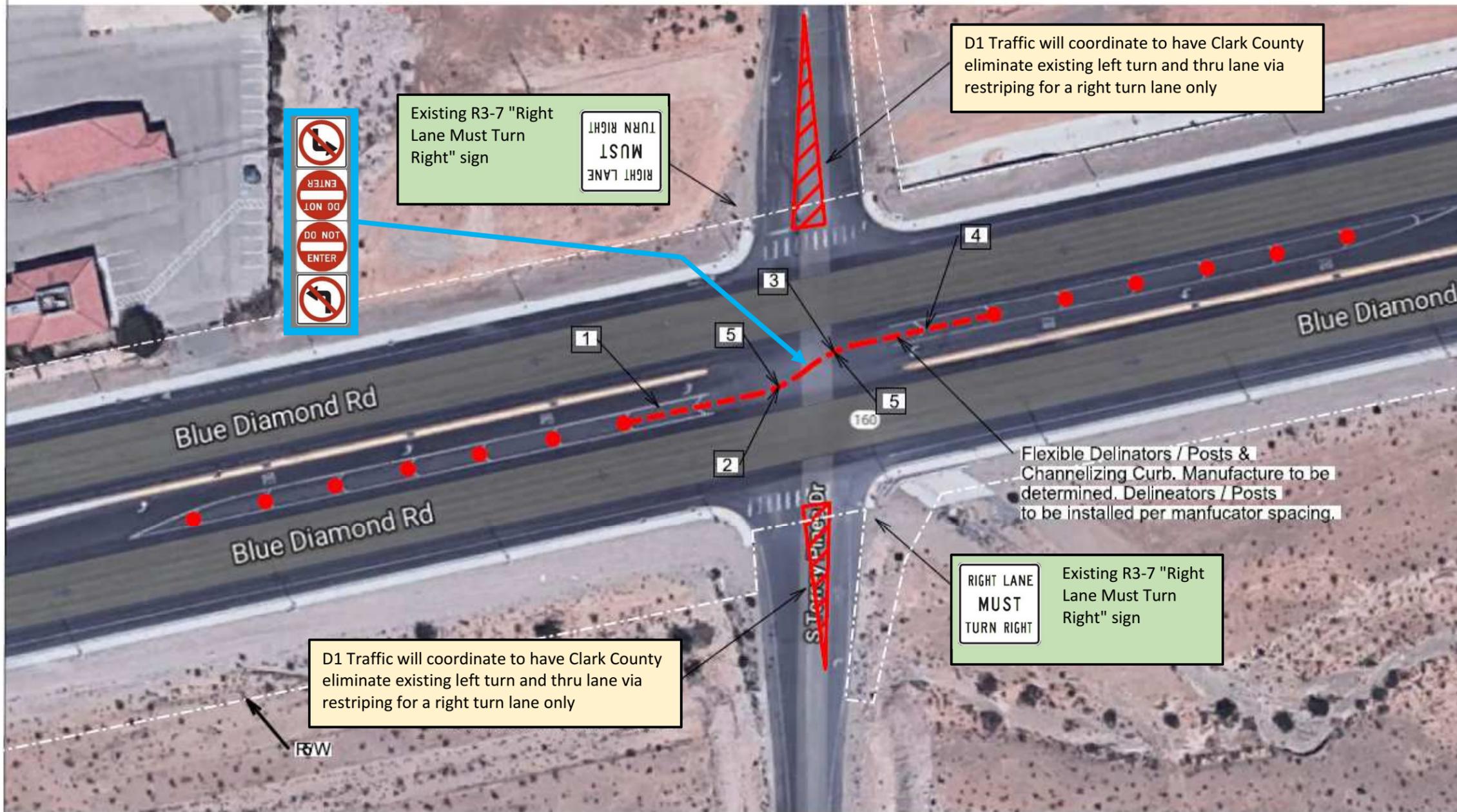
- Traffic signal at Blue Diamond Rd. and Torrey Pines. *NDOT has plans to install an island on Blue Diamond to eliminate the left out from Torrey Pines. See attached.*
 - Completion of a church and a charter school on Pebble Rd. has significantly increased peak traffic at this intersection.
 - Refer to NDOT for appropriate warrants study.

- Build full off-sites for Wigwam Ave. from Rainbow Blvd to Montessori St. *This would be the responsibility of the property owners*
 - This area needs to be studied to help mitigate traffic congestion.
 - Needed to accommodate the traffic flow being generated by the high school and approved charter school.
 - The current local/collector roads cannot accommodate the peak traffic.

- Build full off-sites for Cougar Ave. from Rainbow Blvd to Montessori St. *This would be the responsibility of the property owners*
 - This area needs to be studied to help mitigate traffic congestion.
 - Needed to accommodate the traffic flow being generated by the high school and approved charter school.
 - The current local/collector roads cannot accommodate the peak traffic.

- Four-way stop at Gilespe Street and Eldorado Lane design *This intersection was studied in January and did not meet warrants.*
 - Study to see if four-way stop is warranted.

- Provide audio and presentation system for the Enterprise TAB. *Microphones have been purchased and are currently in use. An effective camera/display system which will meet the constraints of TAB meetings has not been found.*
 - The lack of audio and presentation systems detracts from the public's ability to participate in the TAB hearings.
 - The number of individuals attending the TAB meetings is increasing.
 - The public has trouble hearing the presentations and the TAB members' discussions.
 - The plans and charts presented cannot be seen by the public and some of the board members.



LENGTHS:

1	80 FT
2	40 FT
3	40 FT
4	80 FT

Curve Data:

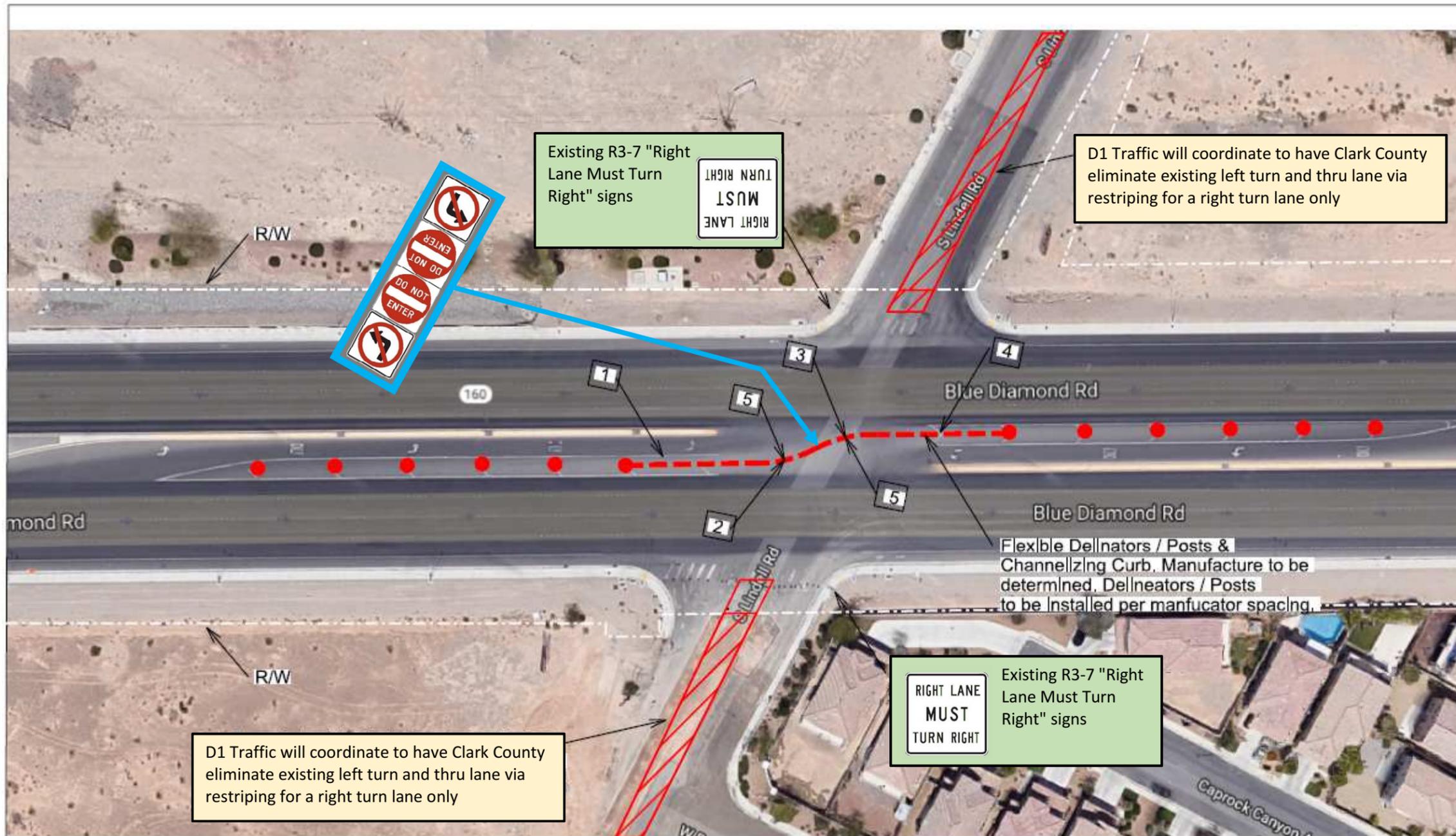
5	R=74.0' L=40.0'
---	--------------------

⊗ K-71s at each existing chevron point

--- NDOT RW per as-bulbs

Notes: Depending on which flexible delinator / post product is chosen the following shall occur

1. The center median island shall follow the Clark County Uniform Standard Drawing 221 sign plan. R5-1 "Do Not Enter" signs & R3-2 "No Left Turn" Signs shall be installed facing traffic on NB & SB Torrey Pines.
2. The curve radius & tangent lengths will change based on the run of the individual unit chosen. These can be adjusted as needed.



LENGTHS:

1	80 FT
2	40 FT
3	40 FT
4	80 FT

Curve Data:

5	R=74.0' L=40.0'
---	--------------------

- K-71s at each existing chevron point
- NDOT R/W per as-builts

Notes: Depending on which flexible delinator / post product is chosen the following shall occur

1. The center median island shall follow the Clark County Uniform Standard Drawing 221 sign plan. R5-1 "Do Not Enter" signs & R3-2 "No Left Turn" Signs shall be installed facing traffic on NB & SB Lindell.
2. The curve radius & tangent lengths will change based on the run of the individual unit chosen. These can be adjusted as needed.

BLUE DIAMOND AT LINDELL PROPOSED S ISLAND

The Enterprise TAB requests two board members to meet with Public Works.

*Barry Kaiser and David Chestnut met with the assistant director and several Public Works' managers on July 29, 2019. The comments below summarize the conversation at the meeting. The comments **do not** represent the official position of the Enterprise TAB or Clark County Public Works.*

The initial statement to the TAB members:

- *The director of Public Works does not want to not move forward with roundabouts on any future planned developments*

What is the status of improvement plans for arterials?

- Decatur Blvd south of Warm Springs
 - *Design process is over 60% complete.*
 - *Additional right-of way must be obtained.*
 - *Some of the early dedications for Decatur Blvd were for 40 ft., 50 ft. is now required*
- Jones Blvd south of Blue Diamond Rd.
 - *Phase one is complete*
 - *Oleta Rd. has been reconnected to Jones Blvd.*
 - *Phase two, south of Pyle Rd., is under design with est. construction 2020.*
- The northbound Jones bridge at Blue Diamond Rd.
 - *Negotiating with UPRR, no date for UPRR signoff.*
 - *Must obtain 22 ground and aerial right-of-way easements*
 - *Previous UPRR preapproval may help the timeline.*
 - *Design 100% complete.*
- Buffalo south of Warm Springs to Blue Diamond Rd.
 - *Improvements scheduled for 2021/2022.*
 - *Roundabouts to be removed.*
- Durango Dr./Blue Diamond Rd. intersection
 - *Work to start August 2019*
 - *Blue Diamond Rd. to Windmill has started.*
 - *Will provide 2 lanes in each direction, expected completion April 2020.*
- Cactus Ave. adjacent to regional park.
 - *Design in progress.*
 - *Signal package at Cactus and Buffalo being broken out for earlier install date.*
 - *Construction is estimated to begin in mid-2021.*
- Valley View Blvd. north of Blue Diamond Rd.
 - *Not in the 5-year plan.*
 - *Study review showed revision not warranted at this time.*
 - *Future study planned to reassess*
- Warm Springs Rd. between Decatur Blvd. to Dean Martin Dr.
 - *Warm Springs is on the CIP for design to start in summer 2020.*
 - *The limits are Durango to Dean Martin.*
 - *Attempts will be made to get an earlier design start for the Decatur to Dean Martin section.*
 - *Improvements scheduled for 2021/2022.*
- Dean Martin Dr. south of Blue Diamond Rd.
 - *Not in the 5-year plan.*

What is the status of the following?

- Installation of LED streetlights.
 - *Outlying areas and new construction using LED streetlights.*
 - *Maintenance cost is approximately 2/3 lower.*

TAB Meeting with Public Works

as of 28 Aug 2019

- *LED Lighting being designed with cool temperature 5400 k bulbs to highlight the intersections.*
- *A reduced color temperature 4000 k bulbs along roadways.*
- The installation of solar powered streetlights.
 - *Requires too much maintenance, supporting batteries are not cost effective.*
- RTC report on RNP-1 local roads.
 - *Completed.*
- New Standards for RNP-1 local roads.
 - *Being tried in the northwest.*
 - *Northwest being reviewed for impact and analysis to be forthcoming.*
 - *Enterprise should wait until the analysis is done.*

Discussion items:

- **Traffic**
 - Speed limits that are not consistent along arterials or collectors.
 - Dean Martin Dr. north (35 in an industrial area) and south (45 in a residential area) of Blue Diamond Rd.
 - Single lane sections of arterial/collectors are a significant traffic impediment with rapidly increasing traffic volume.
 - What are traffic mitigation measures recommended by Public Works that can be employed in the RNP-1 areas?
 - What is the process to have them installed?
 - How to mitigate potential traffic problems due to charter schools and church traffic within or adjacent to RNP-1.
- **Local road vacations.**
 - See below:
- **Grading**
 - See below:

LOCAL ROAD VACATIONS

What are the criteria for the vacation of local roads?

- *Public Works will usually preserve section (arterials) and ½ section line (collector) roads.*
- *Quarter section line roads are next on the list for preservation.*
- *TAB representatives requested evaluations to be more explanatory if the right-of-way/alignment is recommended to be vacated.*
- *Public works now meets with other county and regional agencies to help determine what roads/access will be needed.*

Is County Comprehensive Transportation policy being followed?

TAB Comments:

The TAB has observed the effects below due to local road alignment/ right-of-way vacations.

- Drives changes to established land use plan
- Loss of sites reserved for public use due to reduced access
- Future projects limited due to poor traffic flow patterns
- Limited connectivity creates longer drives.
- The inability to handle future traffic loads.
- Increased traffic in some neighborhoods, not others

TAB Meeting with Public Works

as of 28 Aug 2019

In some cases, the TAB does not receive sufficient staff analysis to justify the street alignment removal. Instead, the TAB is presented with the two conditions:

Public Works

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

Fire Department

“This department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.”

These 2 conditions provide very little, if any guidance for the TAB recommendations:

In many applications reviewed by the TAB:

- The area is not sufficiently developed to determine which street alignments are required.
 - Emergency access is limited
 - Traffic flow is hindered
 - Access to future public facilities is reduced.
- The local road alignments are vacated simply to give the developer a few more houses.
- The applicant will argue that Public Works does not require the local road dedication.
- There is little, or no, guidance/support provided for the local streets as required by the county or regional agencies policies.
 - The government reservation or plan requires access by local streets or alignments for a facility.
 - Reduced opportunity for change, we are running out of plans where public facilities can be located.
 - Enterprise lacks public facilities.
 - The applicant’s justification letter has few if any reasons for right-of-way/alignment vacations.

In some cases, there are valid reasons to vacate a local road alignment. One example is the cul-de-sac installed on Chartan Ave. west of Bermuda Ave. The TAB recommended this to prevent cut through traffic from Liberty High School in the RNP-1.

Local road alignments should not be vacated until a thorough analysis determines the effects on the neighborhoods, the area economic development and compliance with Comprehensive Policies.

GRADING

Preliminary drainage/grading studies do not provide adequate information for a Town Board to reach an informed recommendation. The current handling of grading plans is essentially no different than previous methods.

Better explanation of grading and preliminary technical studies requested. Public Works sited that the commission in the past has not wanted to pursue further technical studies prior to application approval.

The grading plan is examined by Public Works to determine if its engineering is correct. Only corrections to the applicant’s design are made. Better grading solutions are not determined/recommended by Public Works. There may be engineering solutions to reduce the grading required, however, it is up to the applicant to submit them.

- Enterprise has a significant slope that must be considered when planning a project.
- Grading Design Reviews do not provide the TAB with enough information.

TAB Meeting with Public Works

as of 28 Aug 2019

- There is limited opportunity for public input.
- Little or no Public Works' feedback on final decisions.
- May drive significant changes to a project.

The paragraph, noted below, significantly reduces the public conversation/input for grading and flooding.

"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 the 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 approvals."

- The grading information is so vague that TAB/public do not have enough information to meaningfully discuss the grading.
- The numbers presented are the maximum worst-case scenario.
- Some developers do not ask for the grading waiver until the project is approved.
- The lack of public discourse discourages alternate designs.
- The project's grading may affect decisions on the Design Review.

If Public Works' staff finds an alternate design for grading:

- How many project's grading plans have required alternate designs after BCC approval?
- What public notice or the opportunity for public input is provided?
- Is the alternate grading plan considered a significant plan change?
- Does the alternative grading plan trigger the Current Planning design review condition for a significant change of plan?

Does Public Works take into consideration the following?

- Finished grade for new developments next to established residential/commercial.
 - Redundant walls
 - Retaining wall that is over code limits.
 - Effects on existing homeowners.
- Terracing of walls over 9 ft.
- Grade of existing property when analyzing new development?
- What criteria does Public Works utilize when analyzing a new development adjacent to established residential or commercial property?
- Are the aesthetics of an application ever considered?

09/03/19 PC AGENDA SHEET

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

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

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

VARIANCE to allow tandem parking spaces.

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

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

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

RELATED INFORMATION.

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

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

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

LAND USE PLAN: ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

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

Site Plan & Request

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

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

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

Landscaping

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

Elevations

The plans depict 2, four story buildings with a varying rooflines measuring between 45 feet to 50 feet in height. The buildings feature a combination of pitched, concrete tile roofs and parapet walls. All units feature consistent and unified architecture throughout the exterior design of the buildings. The building materials generally consist of stucco and stone veneer siding, which include horizontal and vertical articulation on all elevations. Enhanced architectural elements such as balconies, architectural pop-outs, decorative corbels, and varying color schemes are featured throughout the design of the buildings. The residential buildings consist of neutral, earth tone colors.

Floor Plans

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

Signage

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

Applicant's Justification

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

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

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

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

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

long corridors of parking spaces. 4) Policy 53 encourages the use of drought-tolerant landscaping. Here, the landscaping complies with Title 30 requirements.

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

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

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

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Summary

Zone Change

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

Variance

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

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

Waivers of Development Standards

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

Waiver of Development Standards #1

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

Waiver of Development Standards #2 & Design Review #2

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

Design Reviews #1 & #3

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

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

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

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

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0360-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LIZ DELK

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

DRAFT



LAND USE APPLICATION 9A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF	DATE FILED: <u>7/5/19</u> PLANNER ASSIGNED: <u>RK for MD</u> ACCEPTED BY: _____ FEE: <u>\$3,380.00</u> CHECK #: <u>ON-LINE INVOICE</u> COMMISSIONER: <u>JJ.</u> OVERLAY(S)? <u>P.C</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? Y / <input checked="" type="checkbox"/> N PFNA? Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC 19-0528</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/31/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>8/20/19</u> 7:00pm BCC MEETING DATE: <u>9/18/19</u> 9:00am ZONE / AE / RNP: <u>H-1 to R-5</u> PLANNED LAND USE: <u>ENT MDP (SOHI)</u> NOTIFICATION RADIUS: <u>1,500</u> FT SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: <u>ZC 1604.99</u> COMMENCE/COMPLETE: <u>ZC 0669.01</u>
PROPERTY OWNER	NAME: <u>Southern Highlands Investment Partners, LLC</u> ADDRESS: <u>11411 Southern Highlands Parkway, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
APPLICANT	NAME: <u>Wood Partners</u> ADDRESS: <u>8777 E. Via De Ventura, Suite 201</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85258</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> ACA CONTACT ID #: <u>n/a</u>	
CORRESPONDENT	NAME: <u>Bob Gronauer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>RJG@kcnvlaw.com</u> ACA CONTACT ID #: <u>166096</u>	

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

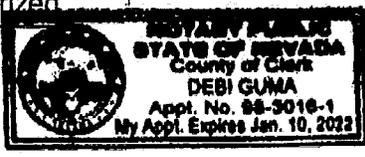
PROPERTY ADDRESS and/or CROSS STREETS: I-15 and Robert Trent Jones

PROJECT DESCRIPTION: Zone change for multi-family residential

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

[Signature]
 Property Owner (Signature)*

Chris Armstrong, Duly Authorized
 Property Owner (Print)



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

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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Olympia Storage Systems -Chris Armstrong</u> ADDRESS: <u>11411 Southern Highlands Pkwy Ste 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-220-6565</u> CELL: _____ E-MAIL: <u>carmstrong@olympiacompanies.com</u>
APPLICANT	NAME: <u>Wood Partners</u> ADDRESS: <u>877 E. Via De Ventura, # 201</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85258</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT	NAME: <u>Piso Gonzalez - Kuenyter Crowell</u> ADDRESS: <u>1950 Festival Plaza Dr. #150</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>kgp@kuenyter.com</u> REF CONTACT ID #: <u>1166096</u>

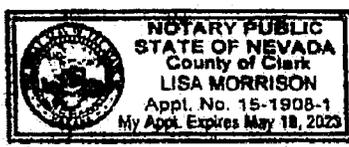
ASSESSOR'S PARCEL NUMBER(S): 191-08-210-002 + 191-08-117-001
 PROPERTY ADDRESS and/or CROSS STREETS: 1-K + Robert Trent Jones
 PROJECT DESCRIPTION: 12C for multi-family

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[Signature]
 Property Owner (Signature)*

Douglas Hensley, authorized signatory
 Property Owner (Print)

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



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LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

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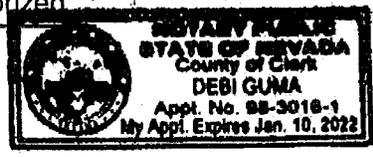
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ASSESSOR'S PARCEL NUMBER(S): 191-08-117-001 + 111-08-210-002
 PROPERTY ADDRESS and/or CROSS STREETS: I-15 and Robert Trent Jones
 PROJECT DESCRIPTION: Zone change for multi-family residential

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Property Owner (Signature)*

Chris Armstrong, Duly Authorized
 Property Owner (Print)



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

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LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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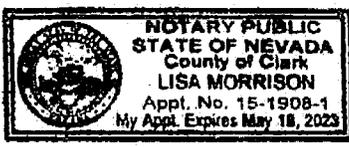
ASSESSOR'S PARCEL NUMBER(S): 191-08-210-002 + 191-08-117-001
 PROPERTY ADDRESS and/or CROSS STREETS: 1-15 + Robert Trent Jones
 PROJECT DESCRIPTION: NZC For multi-family

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

Douglas Hensley, authorized signatory
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME, ON July 3, 2019 (DATE)
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**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

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ATTORNEYS AT LAW
LAS VEGAS OFFICE

ROBERT J. GRONAUER
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702.792-7000

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

July 22, 2019

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

**CIVIL
ENGINEERING**

2C-19-0528

REVIEW COPY

7/22/19

DATE

2C-19-0528

VIA HAND DELIVERY

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

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

Dear Mr. Donohue:

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

Nonconforming Zone Change:

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

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

The Enterprise Land Use Plan was last amended in September of 2014. There have been multiple changes the last several years within the southwest sector. Large employment centers have been developed and now are operating in the southwest portion of the valley. A byproduct of the increased employment opportunities is a sharp increase in housing demand for the area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Design Review:

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

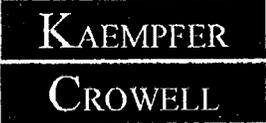
The Site will provide outdoor amenities such as a pool/spa area, BBQ area, and pet run; and indoor amenities with a recreation/clubhouse building consisting of meeting rooms and social gatherings areas, a gym and business center.

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

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

Waiver of Development Standards

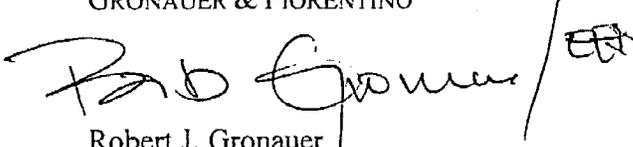
The parking for the project is located centrally within the Site, between Building A and Building B. The Applicant is requesting a waiver for the required parking landscaping islands every six parking spaces. The Applicant has provided landscape diamonds every 3 spaces that are large enough to fit a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



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

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

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

Robert J. Gronauer

09/17/19 PC AGENDA SHEET

UPDATE

COMMERCIAL CENTER
(TITLE 30)

SILVERADO RANCH BLVD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0504-GRAGSON SILVERADO, LLC:

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

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height (previously not notified); and 2) reduced driveway separation (previously not notified).

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

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

RELATED INFORMATION:

APN:

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

USE PERMITS:

1. Reduce the separation from a convenience store to a residential use to 150 feet (previously 90 feet) where a minimum of 200 feet is required per Table 30.44-1 (a 25% reduction previously a 55% reduction).
2. Reduce the separation from a gasoline station to a residential use to 170 feet where a minimum of 200 feet is required per Table 30.44-1 (a 15% reduction).
3. Reduce the separation from a vehicle wash to a residential use to 135 feet (previously 75 feet) where a minimum of 200 feet is required per Table 30.44-1 (a 32.5% reduction previously a 62.5% reduction).
4. Reduce the separation from a tavern to a residential use to the east to 20 feet (previously 168 feet) where 200 feet is the standard per Table 30.44-1 (a 90% reduction previously a 16% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase block wall height to 8 feet where 6 feet is allowed per Section 30.64.020 (a 33.3% increase) (previously not notified).

2. Reduce the approach distance to the driveway from the intersection to 91 feet where 150 feet is required along Hauck Street per Uniform Standard Drawing 222.1 (a 39.3% reduction) (previously not notified).

DESIGN REVIEWS:

1. Commercial center with convenience store, gasoline station, vehicle wash, and tavern.
2. Alternative parking lot landscaping standards per Figure 30.64-14.
3. Increase finished grade up to 36 inches (3 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

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

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on June 11, 2019 as required by the nonconforming zone boundary amendment process, prior to the formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. Ten neighbors attended. They had no objections to the request other than revisions to the design and concerns about increase traffic and the impact on future development. The applicant has fulfilled all provisions of Title 30 regarding pre-submittal and submittal of a nonconforming zone boundary amendment.

Site Plan

The applicant submitted revised plans dated 8/27/19 relocating the tavern. The plans now depict a commercial center consisting of a convenience store, gasoline station, and vehicle wash and a tavern located on the northern portion of the site. The convenience store, gasoline station, and vehicle wash are located on the northwestern portion while the tavern is located on the southwestern portion of the site (APN 177-30-504-002). Parking spaces are located on the eastern portion of the northeastern parcel (177-30-504-003) and the northern portion of the southern parcel (177-30-504-007). The southern portion of the southern parcel is reserved for future development. The vehicle wash is still located on the south side of the convenience store building and the gasoline pumps and canopy located to the east of the building. A drive aisle for the vehicle wash is located on the west side of the

building. There is 1 drive aisle between the 2 buildings for future access to the adjacent parcel to the west. There is a second access to the adjacent parcel to the west on the southern parcel at the terminus of the parking area. There is 1 loading area located on the east side of the tavern. The site has 1 access on Silverado Ranch Boulevard and 1 access on Valley View Boulevard. The approach distance from the driveway on Silverado Ranch Boulevard is 91 feet from the intersection with Valley View Boulevard. The plans also depict a proposed increase in finished grade to 36 inches for lots within the development.

Landscaping

A 15 foot to 41 foot wide landscape area with a detached sidewalk is located along Silverado Ranch Boulevard and Valley View Boulevard. A 10 foot wide landscape area is located adjacent to an attached sidewalk along Landberg Avenue. A 10 foot wide landscape area is located along the western boundary of the northern portion of the site and along the southern boundary and the western boundary of the southern portion of the site. Interior parking lot trees are distributed throughout the site; however, there are 3 areas where the separation between trees exceeds 6 parking spaces. **An 8 foot high decorative wall is located along the southwestern corner of the site separating the tavern from the existing residential uses.** The landscape materials include trees, shrubs, and groundcover.

Elevations

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

Floor Plans

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

Signage

Signage is not a part of this request.

Applicant's Justification

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

Prior Land Use Requests

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

Surrounding Land Use

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

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

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

Although there is a parcel in the area designated Commercial General and this site is located at the intersection of 2 arterial streets; the site request is for a 2.8 acre site which conflicts with the purpose of the C-2 zoned, General Commercial District which is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community, yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The intent of the district is for sites which are

typically greater than 10 acres. Therefore, staff finds that there has been no change in law, policies, trends, or facts that have substantially changed the character or condition of the area.

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

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

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

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

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

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

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

Although this request conforms to some policies, the request conflicts with Urban Specific Policy 8 which discourages nonconforming zone changes. Furthermore, the request is for a 2.8 acre parcel which conflicts with the purpose of the C-2 zoned, General Commercial District which is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community, yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The intent of the district is for sites which are typically greater than 10 acres.

Summary **Zone Change**

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

Use Permits

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

Use Permits #1, #2, & #3

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

Use Permit #4

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

Waivers of Development Standards

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

Waiver of Development Standards #1

Although staff has supported similar waivers to increase wall height when the screen wall height to 8 feet will not adversely impact the surrounding area, approval of this request is contingent upon approval of the zone change which staff cannot support.

Design Review #1

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

Design Review #2

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

**Public Works - Development Review
Waiver of Development Standards #2**

Design Review #3

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 16, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Landberg Avenue, 45 feet for Valley View Boulevard with additional right-of-way for a right turn pocket and bus stop, 45 feet for Silverado Ranch Boulevard, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Vacate any unnecessary rights-of-way and/or easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that Clark County is not responsible for maintaining any pavers placed in a driveway, and pavers are to not interfere with drainage or the required pedestrian access easement.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0242-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of the zone change, use permits #1, #2, and #3, and design reviews #1 (except tavern), #2, and #3; and denial of use permit #4 and design review #1 for the tavern (reduction to C-1 zoning; design review as a public hearing for lighting and signage; design review as a public hearing for significant changes to plans; and provide cross access with the properties to the west and south).

APPROVALS:

PROTESTS: 3 cards

PLANNING COMMISSION ACTION: August 20, 2019 – HELD – To 09/17/19 – per the applicant.

APPLICANT: JOSEPH KENNEDY

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

DRAFT

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

APPLICATION NUMBER/OWNER
NZC-19-0504/GRAGSON SILVERADO L L C

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

Analysis

Waiver of Development Standards #2

Staff finds the request to reduce the distance from the driveway to the intersection of Silverado Ranch Boulevard and Valley View Boulevard to be a self imposed hardship that was created by placing too many traffic intensive uses on the northern portion of the site. The applicant's original plans complied with the driveway standard but changes were made to the site layout whereby the proposed tavern was moved from the parcel that fronts Landberg Avenue to the parcel on the northern portion of the site. The result of this action is that there is not sufficient space for the proposed uses as depicted on the site plan, and, as a result, the applicant made the decision to move the driveway closer to Valley View Boulevard. Since both Silverado Ranch Boulevard and Valley View Boulevard are major arterial streets that will continue to see significant increases in traffic, it is in the best interest of the travelling public that the site comply with adopted codes and standards.

Design Review #3

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval. **While staff can support this portion of the request, the fact that all other portions of the land use application are recommended for denial means that the increased grade should also be denied.**

Recommendation:

Denial of Waiver of Development Standards #2 and Design Review #3.

Applied by: Mark Amer
Date entered: 9/3/2019

Preliminary Conditions

If approved:

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed

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

- by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Landberg Avenue, 45 feet **to 50 feet to the back of curb** for Valley View Boulevard, 45 feet **to 50 feet to the back of curb** for Silverado Ranch Boulevard, and associated spandrels;
 - If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way **for an exclusive right turn lane/bus stop on Valley View Boulevard**, including passenger loading/shelter areas in accordance with RTC standards;
 - Vacate any unnecessary rights-of-way and/or easements.
 - Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that **pavers are not permitted within areas that will be granted as rights-of-way or easements.** /ma /ja

Applied by: Mark Amer
Date entered: 9/3/2019

APN(s):
177-30-504-002 through 177-30-504-003; 177-30-504-007



LAND USE APPLICATION 2A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

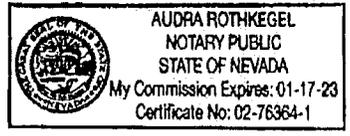
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>6/28</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: _____ FEE: <u>\$3,740.00</u> CHECK #: _____ COMMISSIONER: <u>JS</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>NZC-19-0504</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/31</u> TIME: <u>6:00</u> PC MEETING DATE: <u>8/20/19</u> BCC MEETING DATE: <u>9/18/19</u> ZONE / AE / RNP: <u>AE/NA</u> PLANNED LAND USE: <u>CN</u> NOTIFICATION RADIUS: <u>150'</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>SILVER VIEW CAPITAL MANAGEMENT LLC</u> ADDRESS: <u>3755 BREAKTHROUGH WAY, STE #250</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-304-8383</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>	
	APPLICANT	NAME: <u>JOSEPH A. KENNEDY, manager</u> ADDRESS: <u>3755 BREAKTHROUGH WAY, STE #250</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3120</u> CELL: <u>N/A</u> E-MAIL: <u>jkennedy@jakrec.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>JAY BROWN & LEBENE OHENE</u> ADDRESS: <u>520 S. FOURTH STREET</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-384-5563</u> CELL: <u>702-561-7070</u> E-MAIL: <u>lohene@brownlawlv.com</u> REF CONTACT ID #: _____	

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

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

[Signature]
 By JOSEPH A. KENNEDY, MANAGER
 Property Owner (Signature)* Property Owner (Print)

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



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

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

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

June 27, 2019

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

RE: Silver View Capital Management, LLC

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

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

To Whom It May Concern:

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

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

Project Description:

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

Zone Change:

Compelling Justifications:

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

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

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

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

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

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

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

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

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

Special Use Permits

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

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

Design Review:

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

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

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

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebene A. Ohene
Land Use and Development

09/17/19 PC AGENDA SHEET

8105 SOUTH RAINBOW
(TITLE 30)

RAINBOW BLVD/WINDMILL LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500164-HANWEN RAINBOW LLC:

TENTATIVE MAP for a commercial subdivision on 3.7 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Rainbow Boulevard and the south side of Windmill Lane within Enterprise. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-15-501-008

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 8105 S. Rainbow Boulevard
- Site Acreage: 3.7
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 3.7 acre site which was previously approved for a shopping center. Access to the site is from driveways on Rainbow Boulevard and Windmill Lane. Off-site improvements exist along Windmill Lane and partial off-sites exist on Rainbow Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0971	Modified driveway design standards and design review for a proposed shopping center	Approved by BCC	February 2019
DR-1016-07	41,155 square foot shopping center – expired	Approved by BCC	October 2007
ZC-0192-02	Reclassified this site to C-2 zoning	Approved by BCC	April 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Convenience store & gasoline station
South	Public Facility	P-F	High school
East	Commercial General	R-4 & R-E	Undeveloped
West	Public Facility	P-F	Metro substation

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HANWEN RAINBOW, LLC

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

DRAFT



TENTATIVE MAP APPLICATION 3A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>8-5-17</u> PLANNER ASSIGNED: <u>BR</u> ACCEPTED BY: _____ FEE: \$ <u>750.00</u> CHECK #: <u>1018</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>-</u> TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> /N	APP. NUMBER: <u>TM-19-500164</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9/11/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>9/17/19</u> TIME: <u>7:00pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>Ext CG</u> NOTES: <u>VS-19-0370 ws-18-971</u>
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PROPERTY OWNER	NAME: <u>Hanwen Rainbow LLC</u> ADDRESS: <u>8259 Soapstone Creek Wy.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-325-8599</u> CELL: <u>FAX: 702-222-1688</u> E-MAIL: <u>dm88168@yahoo.com</u>
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APPLICANT	NAME: <u>David M Jiang</u> ADDRESS: <u>SAME AS ABOVE</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Michael L. Holton</u> ADDRESS: <u>800 N. Rainbow Blvd. #144</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89107</u> TELEPHONE: _____ CELL: <u>702-415-8337</u> E-MAIL: <u>michael.holton@hauntec.com</u> REF CONTACT ID #: _____
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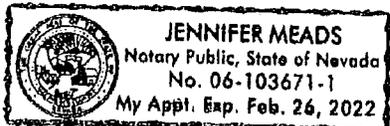
ASSESSOR'S PARCEL NUMBER(S): 176-15-501-008

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow/Windmill

TENTATIVE MAP NAME: 8105 South Rainbow Boulevard

NUMBER OF LOTS: 1 GROSS/NET ACREAGE 3.75/3.68 GROSS/NET DENSITY _____

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

<u>[Signature]</u> Property Owner (Signature)*	<u>David M Jiang</u> Property Owner (Print)	 JENNIFER MEADS Notary Public, State of Nevada No. 06-103671-1 My Appt. Exp. Feb. 26, 2022
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>		
SUBSCRIBED AND SWORN BEFORE ME ON <u>7/30/19</u> (DATE)		
By <u>David M Jiang</u>		
NOTARY PUBLIC: <u>[Signature]</u>		

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

10/01/19 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

FRIAS AVE/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0612-PERSSON, ERIC:

ZONE CHANGE to reclassify 33.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.

DESIGN REVIEW for a proposed single family residential subdivision.

Generally located on the north side of Frias Avenue and the east side of Arville Street within Enterprise (description on file). JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:

177-30-701-002; 177-30-701-004; 177-30-701-008; 177-30-701-010; 177-30-701-014; 177-30-701-015; 177-30-701-019; 177-30-701-021; 177-30-701-038 through 177-30-701-041

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

General Summary

- Site Address: 10235 Schinlls Street
- Site Acreage: 33.5
- Number of Lots: 255
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,307/5,784
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 1,778/1,913

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on July 24, 2019, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 11 attendees present at the open house meeting for this item. The attendees had general concerns about density of the

project, Schirlls Street alignment becoming a through street, drainage of the project, and building height of the homes.

Site Plans

The plans depict a proposed single family residential subdivision consisting of 255 lots on 33.5 acres at a density of 7.6 dwelling units per acre. This general area (from Pyle Avenue to Frias Avenue and from Valley View Boulevard to Arville Street) is an existing R-E (RNP-I) neighborhood. The lots range in size from a minimum of 3,307 square feet to a maximum of 5,784 square feet. The subdivision will be served by 48 foot wide public streets with attached sidewalks on both sides of the street. The project also includes public rights-of-way consisting of Frias Avenue, Haleh Avenue, and Schirlls Street which will be dedicated as part of the design of this project. All public streets will be developed with full off-site improvements. There are multiple access points shown on plans throughout this project from the various rights-of-way. The site design also shows an existing 100 foot wide Nevada Power easement along Frias Avenue to the south.

Landscaping

Street landscaping will consist of a 15 foot wide area which includes a 5 foot wide detached sidewalk along Pyle Avenue and Arville Street; and a 6-foot wide area behind an attached 5 foot wide sidewalk along Frias Avenue, Haleh Avenue, and Schirlls Street.

Elevations

Submitted plans are for 3 models with 3 elevation styles per plan. All of the models are 2 story homes at a maximum height of 26 feet. The materials consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete tile roofs.

Floor Plans

The plans depict homes from 1,778 square feet to 1,913 square feet with options for 3 to 4 bedrooms. All models will have a 2 car front loaded garage.

Applicant's Justification

The applicant indicates that multiple properties to the south and west of this site have been re-zoned R-2, making this request similar in density. Furthermore, the applicant states that the Frias Management Trust owns 34 acres of land to the east of this site and has provided a letter of support in the public file; therefore, the proposed density and intensity of this project will result in a land use that is compatible with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0095-N	Vacated and abandoned a portion of right-of-way being Hinson Street located between Haleh Avenue and Pyle Avenue	Approved by PC	May 2011
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Zoning & Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E & R-D	Mix of developed & undeveloped single family homes
South	Residential Low (up to 3.5 du/ac) & Public Facilities	R-E (RNP-I)	Undeveloped
East	Rural Neighborhood Preservation	R-E (RNP-I)	Mix of developed & undeveloped single family homes
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant indicates there has been a trend in the general area wherein properties have been zoned for R-2 medium density residential development to the west and south of this site.

Staff finds there have been no changes in law, policies, or conditions of the subject project site. The intrusion of a suburban medium density residential use in an area that is predominantly low density rural development, without an appropriate transitional space or use, will create future land use conflicts and cannot be justified nor is it appropriate. Staff finds the appropriate time to use these trends for land use planning would be during a land use plan amendment process, when the impact to the community as a whole can be reviewed and not the impact to individual sites.

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

The applicant indicates there are existing R-2 neighborhoods to the west and parcels farther south have been recently reclassified to R-2 zoning making this request compatible with the area. In addition, the Frias Management Trust owns 34 acres of land to the east of this site and they plan to build a similar residential subdivision with the same densities; therefore, the proposed

density and intensity of this project will result in a land use that is compatible with that future development.

However, the parcels to the east are currently planned as Rural Neighborhood Preservation and the intent of a balanced Land Use Plan is to encourage an orderly development pattern. Furthermore, along a portion of the west property line of this project is an existing single family residence in the R-E (RNP-1) zone. Staff finds the level of density and intensity of this request is not consistent with the existing and planned land uses in the immediate area.

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

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

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development.

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

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

Although the proposed project may conform to some of the design policies by providing a variety of elevations with articulating building facades established in the Comprehensive Master Plan, staff finds that the proposed R-2 zoned single family residential development adjacent to an existing RNP-1 area conflicts with Urban Land Use Policy 10 of the Comprehensive Master Plan which encourages, in part, site designs that are compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. The request also conflicts with Urban Specific Policy 38 which encourages, in part, new residential developments adjacent to existing residential estate areas to transition at appropriate densities. Staff finds the intrusion of higher residential density may create demands that were not planned for and change the character of the planned area where undeveloped land exists.

Summary

Zone Change

Staff is concerned with the potential incompatibility between this development and existing land uses immediately adjacent to the site. Approval of this project will allow more dense zoning to

intrude into an existing rural neighborhood and will not be cohesive or functionally integrated with any adjacent or nearby parcels to the east, west, and north.

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

Therefore, staff finds that the applicant has not satisfied the criteria for compelling justification to merit approval of the application.

Design Review

The proposed density of the subdivision is lower than what is permitted by Code. However, staff is concerned with the potential incompatibility of the range of lot sizes along the western portion of this project that abuts an existing single family residence in the R-E (RNP-I) zone. The plans depict 11 lots along this property that are shown at a minimum of 3,412 square feet to a maximum of 5,784 square feet. Staff finds such a lack of transition within this area, without any extenuating circumstances or changes in the area, cannot be justified. The Residential Low and Rural Neighborhood Preservation land use category designation for larger lot sizes have been commonly accepted as an appropriate solution to transition to higher intensity/density developments.

Staff also has concerns with developments of this size that do not provide open space and are located in remote areas which are farther from public parks. More specifically, the applicant has submitted an application to subdivide the site into 255 single family lots with no open space amenities for the future homeowners within that development. When requesting a nonconforming zone change, the developer is expected to provide an innovated high quality residential development. The expectation in return is that there will be an emphasis on enhanced residential amenities within the proposed subdivision. Therefore, staff recommends that the development is designed to provide usable open space within the Nevada Power easements along Frias Avenue to the south.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 6, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 3 years;
- Lots adjacent to APN 177-30-701-013 to be a minimum 5,200 square feet;
- Provide within the NV Energy power easement low groundcover and shrubs around passive open space amenities such as walking paths and benches per the consent from NV Energy, or provide a minimum of 10,000 square foot area of passive or active open space within the subdivision;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet to 60 feet for Haleh Avenue, 60 feet for Hinson Street, or an alternate north/south street near the Hinson Street alignment, from Frias Avenue to Pyle Avenue, 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, 30 feet to 60 feet for Schirls Street, 30 feet for Frias Avenue, and associated spandrels.
- Applicant is advised that the minimum right-of-way width for a street that is not within a subdivision (Haleh Avenue) must be 60 feet; compliance with the Uniform Standard Drawings is required; and that 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.

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

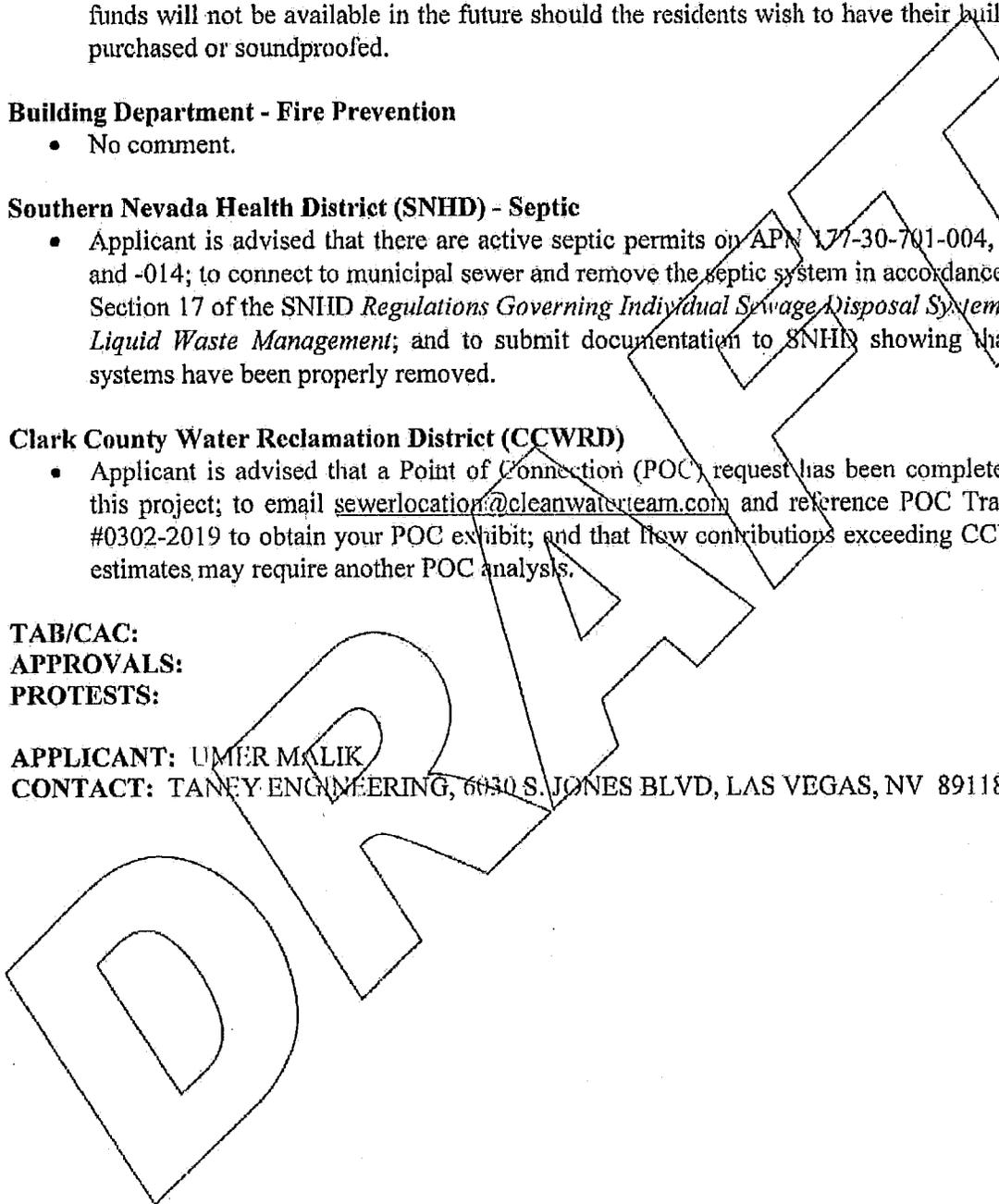
- Applicant is advised that there are active septic permits on APN 177-30-701-004, -010, and -014; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNIID *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the systems have been properly removed.

Clark County Water Reclamation District (CCWRD)

- 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 #0302-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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





LAND USE APPLICATION

4A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF

DATE FILED: 8.6.19 APP. NUMBER: NZC.19.0612
 PLANNER ASSIGNED: RK TAB/CAC: Enterprise
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 9/11/19 TIME: 6:00pm
 FEE: \$3,750.00 PC MEETING DATE: 10/1/19 TIME: 2:00pm
 CHECK #: 25617 BCC MEETING DATE: 11/6/19 TIME: 9:00am
 COMMISSIONER: JJ ZONE / AE / RNP: R-E (RNPE) to R-2
 OVERLAY(S)? — PLANNED LAND USE: EXT RNPE RL
 PUBLIC HEARING? Y / N NOTIFICATION RADIUS: 1500 FT SIGN? Y / N
 TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: L V Frias Hinson LLC
 ADDRESS: 11510 Mystic Rose Ct.
 CITY: Las Vegas STATE: NV ZIP: 89138
 TELEPHONE: (702) 767-3764 CELL: _____
 E-MAIL: umerzmalik1@gmail.com

APPLICANT

NAME: Umer Malik
 ADDRESS: 11510 Mystic Rose Ct.
 CITY: Las Vegas STATE: NV ZIP: 89138
 TELEPHONE: (702) 767-3764 CELL: _____
 E-MAIL: umerzmalik1@gmail.com REF CONTACT ID #: _____

CORRESPONDENT

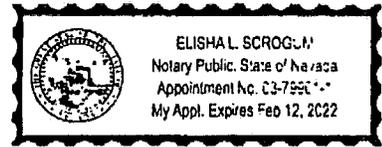
NAME: Taney Engineering / Janna Felipe
 ADDRESS: 6030 S. Jones Blvd
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: (702)362-8844 CELL: _____
 E-MAIL: jannaf@taneycorp.com REF CONTACT ID #: 132565

ASSESSOR'S PARCEL NUMBER(S): 177-30-701-019
 PROPERTY ADDRESS and/or CROSS STREETS: Arville & Frias
 PROJECT DESCRIPTION: 255 SINGLE FAMILY RESIDENTIAL LOTS

(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.

Umer Malik Property Owner (Signature)*
UMER MALIK Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 30, 2019 (DATE)
 By Umer Malik
 NOTARY PUBLIC: Elissha Scroggin



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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Eric Persson</u> ADDRESS: <u>2926 Montessouri St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
APPLICANT	NAME: <u>Imran Z. Malik, ZSKSMR2 Township Family Trust</u> ADDRESS: <u>11510 Mystic Rose Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 767-3764</u> CELL: _____ E-MAIL: <u>imran.lv@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT	NAME: <u>Taney Engineering / Elisha Scrogum</u> ADDRESS: <u>1683D</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 762-8844</u> CELL: _____ E-MAIL: <u>Elisha5@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-30-701-002 #8008

PROPERTY ADDRESS and/or CROSS STREETS: Arville & Haleh Ave.

PROJECT DESCRIPTION: _____

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

Eric Persson

Property Owner (Signature)*

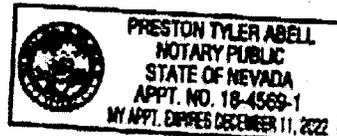
Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 10th 2019 (DATE)

by Preston Abell

NOTARY PUBLIC: PTA



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



LAND USE APPLICATION

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

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>ZS KS Al ZM Family Trust</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 767-3764</u> CELL: _____ E-MAIL: <u>umerzmalik1@gmail.com</u>
	APPLICANT	NAME: <u>Umer Malik</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 767-3764</u> CELL: _____ E-MAIL: <u>umerzmalik1@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Taney Engineering / Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>

ASSESSOR'S PARCEL NUMBER(S): 177-30-701-015

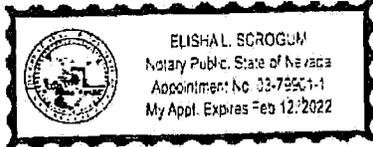
PROPERTY ADDRESS and/or CROSS STREETS: Hinson St. and W. Frias Ave.

PROJECT DESCRIPTION: _____

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

Umer Malik Property Owner (Signature)* UMER MALIK Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 25, 2019 (DATE)
 By Umer Malik
 NOTARY PUBLIC: Elisha Scrogum



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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER	NAME: <u>Billy & Donna Johnson</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 767-3764</u> CELL: _____ E-MAIL: <u>umerzmalik1@gmail.com</u>	
	APPLICANT	NAME: <u>Umer Malik</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 767-3764</u> CELL: _____ E-MAIL: <u>umerzmalik1@gmail.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Taney Engineering / Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>		

ASSESSOR'S PARCEL NUMBER(S): 177-30-701-038 & -039

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

PROJECT DESCRIPTION: _____

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

Donna L. Johnson _____
 Donna L. Johnson
 Property Owner (Signature)*

Billy Johnson _____
 BILLY JOHNSON
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MAY 30, 2019 (DATE)
 BY DONNA JOHNSON; BILLY JOHNSON

NOTARY PUBLIC: Judy Wright

JUDY R. WRIGHT
 Notary Public State of Nevada
 No. 16-1748-1
 My Appl. Exp. Jan. 29, 2020

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

Page 4 of 12



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>4175 West Pyle Avenue LLC</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 767-3764</u> CELL: _____ E-MAIL: <u>umerzmalik1@gmail.com</u>	
APPLICANT	NAME: <u>Umer Malik</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 767-3764</u> CELL: _____ E-MAIL: <u>umerzmalik1@gmail.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Taney Engineering / Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-30-701-004

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

PROJECT DESCRIPTION: _____

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

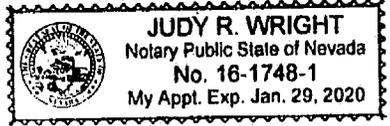
Donna h Johnson
 Donna h Johnson
 Property Owner (Signature)*

Billy Johnson
 BILLY JOHNSON
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MAY 30, 2019 (DATE)
 By DONNA JOHNSON; BILLY JOHNSON

NOTARY PUBLIC: Judy Wright



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity. Page 5 of 12



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Johnson Holdings LLC</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 767-3764</u> CELL: _____ E-MAIL: <u>umerzmalik1@gmail.com</u>
	APPLICANT	NAME: <u>Umer Malik</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 767-3764</u> CELL: _____ E-MAIL: <u>umerzmalik1@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Taney Engineering / Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>

ASSESSOR'S PARCEL NUMBER(S): 177-30-701-010

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

PROJECT DESCRIPTION: _____

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

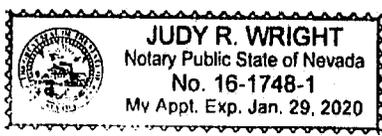
Donna L Johnson
 Donna L Johnson
 Property Owner (Signature)*

Billy Johnson
 BILLY JOHNSON
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MAY 30, 2019 (DATE)
 By DONNA JOHNSON ; BILLY JOHNSON

NOTARY PUBLIC: Judy Wright



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

Page 6 of 12



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

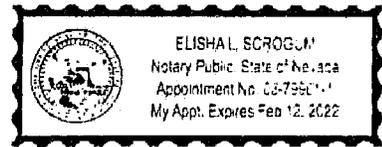
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER	NAME: <u>L V Frias Hinson LLC</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 767-3764</u> CELL: _____ E-MAIL: <u>umerzmalik1@gmail.com</u>	
	APPLICANT	NAME: <u>Umer Malik</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 767-3764</u> CELL: _____ E-MAIL: <u>umerzmalik1@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Taney Engineering / Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-30-701-021, 177-30-701-040, & 177-30-701-041
 PROPERTY ADDRESS and/or CROSS STREETS: Hinson St. and W. Frias Ave.
 PROJECT DESCRIPTION: _____

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

Umer Malik _____ UMER MALIK _____
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 30, 2019 (DATE)
 By Umer Malik
 NOTARY PUBLIC: Elisha Scroggin



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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Brady Yard DeAnne Yard</u> ADDRESS: <u>352 Hedgehope Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702-456-6501</u> CELL: <u>702-807-6767</u> E-MAIL: <u>Deanne@yardplumbinginc.com</u>
	APPLICANT	NAME: <u>Imran Z Malik</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 767-3764</u> CELL: _____ E-MAIL: <u>umerzmalik1@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Taney Engineering / Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>

ASSESSOR'S PARCEL NUMBER(S): 17730701014

PROPERTY ADDRESS and/or CROSS STREETS: 10235 SCHIRLLS ST

PROJECT DESCRIPTION: _____

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

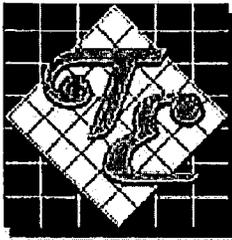
DeAnne yard Property Owner (Signature)*
DeAnne yard Property Owner (Print)
Brady yard

STATE OF NV
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6/11/19 (DATE)
 By Deanne & Brady yard

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.



N2C-19-0612
TANEY ENGINEERING
6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

August 6, 2019

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

**SINGLE FAMILY DEVELOPMENT
(TITLE 30)**

HINSON/FRIAS

NON-CONFORMING ZONE CHANGE to reclassify 33.5 acres from R-E (Rural Estates Residential) RNPI Zone to R-2(Single Family Residential District) Zone.

DESIGN REVIEW for a single-family residential development on 33.5 acres.

Generally located on the south side of Pyle Avenue (alignment) and the west and east sides of Hinson Street within Enterprise.

RELATED INFORMATION:

APN:

177-30-701-002, 177-30-701-004, 177-30-701-008, 177-30-701-010, 177-30-701-014, 177-30-701-015, 177-30-701-019, 177-30-701-021, 177-30-701-038, 177-30-701-039, 177-30-701-040, & 177-30-701-041

LAND USE PLAN:

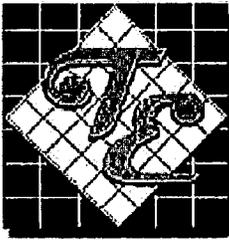
RL – RESIDENTIAL LOW

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 33.5 gross
- Number of Lots: 255
- Density: 7.61
- Minimum/Maximum Lot Size (square feet): 3,307/5,784
- Project Type: Single Family Residential
- Number of Stories: 2 stories
- Building Height: 26' MAX
- Square Feet: 1,778/1,913



TANEY ENGINEERING

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

Site Plans

The plans depict a single-family residential development consisting of 255 residential lots on 33.5 acres for a density of 7.61 dwelling units per acre. The site design shows an existing 100' Nevada Power Company Easement at the entrance of the subdivision. All lots will have access from Frias, Pyle, and Haleh via a public street. Hinson and part of Haleh are to be vacated at a future date when the tentative map will be submitted.

Landscaping

The plans depict the following: 1) 6-ft wide street landscape along Frias, Schrills and some internal streets within the subdivision 2) 15' landscape areas on Arville and Pyle

Elevations

There are 3 models and 3 elevations per model. The plans show up to 26 feet high, single family detached residential models. The models include covered porches, building pop-outs, etc. All elevations on plans depict fenestration on facades, elevations, and have enhanced architectural elements.

Floor Plans

The plans depict 1,778 to 1,913 SF home. All models will have 2 car garages (front loaded).

Applicant's Justification

The proposed residential development will aid in transition from the existing R-E/ RNP homes and R-2/ RS homes to the west. There are plans to change the parcels to the east of our proposed subdivision to a similar configuration and density making this request compatible to the future changes in this area. We are providing a letter of support from John Mowbray for the parcels adjacent to our site (east boundary) who manages approximately 34 acres for the property owner, Frias Trust.

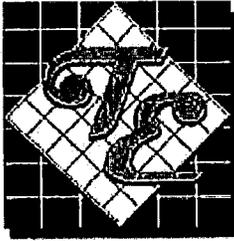
STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request does not conform to the Enterprise Land Use Plan designation. Nonconforming zone boundary amendments must provide compelling justification that approval of the nonconforming zoning is appropriate. A compelling justification means the satisfaction of the following criteria as listed below for proposed nonconforming zone boundary amendments:



TANEY ENGINEERING

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

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

Since the adoption of the Enterprise Land Use Plan in 2014, the properties located to the south to Cactus have had land use designations changed to more intense residential and commercial, specifically from RL to RS and CG. In the adjacent rural neighborhood preservation area, no new residential development has occurred in the R-E RNP area in the past 5 years. Several R-2 zoned residential subdivisions have been constructed or recently entitled in section 15 within 660-ft to 1,320-ft of the property.

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

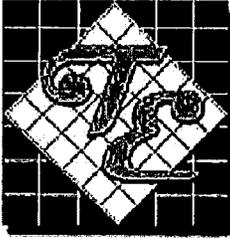
The project will provide transitional single-family residential development between the existing RNP Homes and the more intense commercial and residential development planned to the south and west. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. There are plans to change the parcels to the east of our proposed subdivision to a similar configuration and density making this request compatible to the future changes in this area. We are providing a letter of support from John Mowbray for the parcels adjacent to our site (east boundary) who manages approximately 34 acres for the property owner, Frias Trust.

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

The project is not anticipated to have substantial adverse effects on services and facilities. RISE reports are being prepared to show a more precise impact on public infrastructure and facilities. Additionally, most services and infrastructure exist in the area.

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

The proposed project conforms to some of the design policies established in



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

the Comprehensive Master Plan, the proposed R-2 zoned single family residential development adjacent to an existing RNP area is consistent with Urban Land Use Policy 10 of the Comprehensive Master Plan which encourages, in part, site designs that are compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. The lots on the site conform to Policy 38, and the proposed housing product for the development will offer 2 story homes.

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

Respectfully,

TANEY ENGINEERING

A handwritten signature in cursive script that reads "Robert Cunningham".

Robert Cunningham, PE

10/01/19 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

POPLAR POINT AVE/SWIFT CURRENT DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-19-0614-CENTURY COMMUNITIES NEVADA, LLC:

STREET NAME CHANGE to change the suffix of Poplar Point from Avenue to Court.

Generally located on the south side of Oleta Avenue and the west side of Swift Current Drive within Enterprise. JJ/dm/jd (For possible action)

RELATED INFORMATION:

APN:

176-19-210-043 through 176-19-210-070

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: All addresses on Poplar Point Avenue
- Project Type: Street name change

Applicant's Justification

The applicant is requesting to change the suffix of Poplar Point from Avenue to Court due to the reconfiguration of the streets as shown on the amended map, NFM 19-500103. Poplar Point will no longer be a through street and has been changed to a cul-de-sac.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Residential Suburban	R-2	Single family development

Related Applications

Application Number	Request
SC-19-0615	A street name change from Fisher Bay Avenue to Fisher Bay Court is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The subdivision Blue Diamond West Unit 1 was originally approved with Poplar Point Avenue as a through street connecting Unit 1 and Unit 2. A revised plan for the tentative map, TM-0007-15, was approved on April 10, 2019 changing Poplar Point from a through street to a cul-de-sac. An amended map, NFM 19-500103 has been submitted to modify the private street and the lots affected by the re-design. The Las Vegas Valley Street Name and Address Assignment Policy states cul-de-sacs shall have the suffix of Court; therefore, the street name on the amended map has been corrected to follow the policy. This application is needed to change the suffix for the lots along the alignment that are not included within the boundaries of the amended map. A Certificate of Amendment to the final map could not be processed because some of the lots have been sold and are no longer owned by Century Communities. The Combined Fire Communication Center does not review suffixes; therefore, a recommendation from their office is not required.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Subject to Poplar Point Court;
- Street name change to become effective after the recordation of amended map, NFM 19-500103.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CENTURY COMMUNITIES

CONTACT: SONIA MACIAS, THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET #200, LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION 5A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

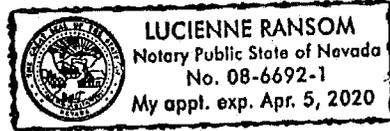
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input checked="" type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>8/6/19</u> PLANNER ASSIGNED: <u>DM</u> ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: <u>D</u> OVERLAY(S)? <u>RS MUD 3</u> PUBLIC HEARING? <u>Y/N</u> <u>MUD 4</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>36-19-0614</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9/11/19</u> TIME: <u>6am</u> PC MEETING DATE: <u>10/1/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>0</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Century Communities Nevada LLC</u> ADDRESS: <u>6345 S. Jones Blvd Ste., 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-873-5338</u> CELL: _____ E-MAIL: <u>Rick.Barron@centurycommunities.com</u>	
	APPLICANT	NAME: <u>Century Communities Nevada LLC</u> ADDRESS: <u>6345 S. Jones Blvd Ste., 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-873-5338</u> CELL: _____ E-MAIL: <u>Rick.Barron@centurycommunities.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Sonia Macias @ Thomason Consulting Engineers</u> ADDRESS: <u>7080 La Cienega St. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-932-6129</u> E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-19-210-043 thru 070
 PROPERTY ADDRESS and/or CROSS STREETS: Swift Current Drive / Poplar Point Ave.
 PROJECT DESCRIPTION: Street Name Suffix Change

(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) Robert M. Beville Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 25, 2019 (DATE)
 By Robert M. Beville
 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.

SC-19-0614

T. THOMASON
C. CONSULTING
E. ENGINEERS

August 6, 2019

227-18001

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

**Subject: Blue Diamond West Unit 1
Street Name Change**

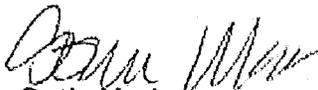
On behalf of our client Century Communities., we respectfully request your consideration and approval of the attached Street Name Change.

Project Description: The single family residential project is located north of Serene Avenue generally from Grand Canyon Drive to Conquistador Street. The property is more particularly described as APNs: 176-19-210-043 thru 070.

Request: We are requesting for a street name suffix change for Poplar Point Ave. to Poplar Point Court due to the street design change from thru streets to Cul-de-sac's the request is needed since some of the lot's have been sold. An Amended final map (NFM-19-500103) is currently in process and will reflect the street name suffix change.

Please do not hesitate to contact us should you have any questions.

Sincerely,


Sonia Macias

CIVIL
ENGINEERING

7080 La Cienega Street #200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129
Page 2 of 2

10/01/19 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

FISHER BAY AVE/SWIFT CURRENT DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-19-0615-CENTURY COMMUNITIES NEVADA, LLC:

STREET NAME CHANGE to change the suffix of Fisher Bay from Avenue to Court.

Generally located on the north side of Serene Avenue and the west side of Swift Current Drive within Enterprise. JJ/dm/jd (For possible action)

RELATED INFORMATION:

APN:

176-19-210-015 through 176-19-210-042

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: All addresses on Fisher Bay Avenue
- Project Type: Street name change

Applicant's Justification

The applicant is requesting to change the suffix of Fisher Bay from Avenue to Court due to the reconfiguration of the streets as shown on the amended map, NFM 19-500103. Fisher Bay will no longer be a through street and has been changed to a cul-de-sac.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Residential Suburban	R-2	Single family development

Related Applications

Application Number	Request
SC-19-0614	A street name change from Poplar Point Avenue to Poplar Point Court is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The subdivision Blue Diamond West Unit 1 was originally approved with Fisher Bay Avenue as a through street connecting Unit 1 and Unit 2. A revised plan for the tentative map, TM-0007-15, was approved on April 10, 2019 changing Fisher Bay from a through street to a cul-de-sac. An amended map, NFM 19-500103 has been submitted to modify the private street and the lots affected by the re-design. The Las Vegas Valley Street Name and Address Assignment Policy states cul-de-sacs shall have the suffix of Court; therefore, the street name on the amended map has been corrected to follow the policy. This application is needed to change the suffix for the lots along the alignment that are not included within the boundaries of the amended map. A Certificate of Amendment to the final map could not be processed because some of the lots have been sold and are no longer owned by Century Communities. The Combined Fire Communication Center does not review suffixes; therefore, a recommendation from their office is not required.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Subject to Fisher Bay Court;
- Street name change to become effective after the recordation of amended map, NFM 19-500103.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CENTURY COMMUNITIES

CONTACT: SONIA MACIAS, THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET #200, LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION 6A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input checked="" type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>8/6/19</u> PLANNER ASSIGNED: <u>DM</u> ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>M0D3 & M0D4</u> PUBLIC HEARING? Y / N TRAILS? Y / N PFNA? Y / N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>19-0615</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9/11/19</u> TIME: <u>6pm</u> PC MEETING DATE: <u>10/1/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>0</u> SIGN? Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Century Communities Nevada LLC</u> ADDRESS: <u>6345 S. Jones Blvd Ste., 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-873-5338</u> CELL: _____ E-MAIL: <u>Rick.Barron@centurycommunities.com</u>	
	APPLICANT	NAME: <u>Century Communities Nevada LLC</u> ADDRESS: <u>6345 S. Jones Blvd Ste., 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-873-5338</u> CELL: _____ E-MAIL: <u>Rick.Barron@centurycomm</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Sonia Macias @ Thomason Consulting Engineers</u> ADDRESS: <u>7080 La Cienega St. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-932-6129</u> E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>	

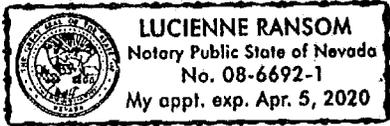
ASSESSOR'S PARCEL NUMBER(S): 176-19-210-015 thru 042
 PROPERTY ADDRESS and/or CROSS STREETS: Swift Current Drive / Fisher Bay Ave.
 PROJECT DESCRIPTION: Street Name Suffix Change

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

Robert M. Beville

 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 25, 2019 (DATE)
 By Robert M. Beville
 NOTARY PUBLIC: Lucienne Ransom



*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.

SC-19-0615

T THOMASON
C CONSULTING
E ENGINEERS

August 6, 2019

227-18001

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

**Subject: Blue Diamond West Unit 1
Street Name Change**

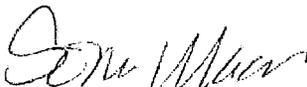
On behalf of our client Century Communities., we respectfully request your consideration and approval of the attached Street Name Change.

Project Description: The single family residential project is located north of Serene Avenue generally from Grand Canyon Drive to Conquistador Street. The property is more particularly described as APNs: 176-19-210-015 thru 042.

Request: We are requesting for a street name suffix change for Fisher Bay Ave. to Fisher Bay Court due to the street design change from thru streets to Cul-de-sac's the request is needed since some of the lot's have been sold. An Amended final map (NFM-19-500103) is currently in process and will reflect the street name suffix change.

Please do not hesitate to contact us should you have any questions.

Sincerely,


Sonia Macias

10/01/19 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

HAVEN ST/ELDORADO LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0645-AFRIDI ROMMAN KHAN:

USE PERMITS for the following: 1) a proposed communication tower; and 2) reduced setbacks.

DESIGN REVIEW for a proposed communication tower and ground equipment on a portion of 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Haven Street, 325 feet south of Eldorado Lane within Enterprise. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:

177-09-202-006 ptn

USE PERMITS:

1. A proposed communication tower.
2. Reduce the setback to residential development to 25 feet where 240 feet is required per Table 30.44-1 (a 90% decrease)

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5 (portion)
- Project Type: Communication tower
- Tower Height (feet): 80

Site Plan

The site plan depicts a new communication tower in the northeast portion of the subject parcel. The ground level equipment for the communication tower will be mounted on a concrete pad platform at the base of the communication tower. The proposed tower will be 80 feet in height and will be set back 25 feet from the north property line and 25 feet from the east property line. The lease area is 2,500 square feet and enclosed by a screened security fence. The existing site is vacant land and will be accessed by 1 proposed clean gravel road per Air Quality.

Landscaping

No landscaping is required or proposed with this application.

Elevations

The plans propose a new monopole communication tower with an overall height of 80 feet. Supplementary ground equipment will be installed on a concrete pad at the base of the tower and will be screened by a 6 foot high security fence with a 12-foot wide double swing access gate. The ground equipment includes a GPS antenna, vertical generators, walk-in cabinet and an ice bridge. The proposed antennas on the tower will be located at a center line of 65 feet with room for 4 separate carriers on the tower. The tower will be galvanized metallic grey.

Applicant's Justification

The applicant indicates that the proposed tower will provide critical wireless coverage to the surrounding area. The coverage in the area is spotty and almost at maximum capacity for customers. The proposed tower is needed to meet coverage needs.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-1018	Vacated easements between Haven Street and Rancho Destino Road and between Eldorado Lane and Maulding Avenue (alignment)	Approved by PC	February 2019
ZC-1026-05	Reclassified 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	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residences
South	Rural Neighborhood Preservation	R-E (RNP-I)	Undeveloped
East	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residences
West	Commercial Tourist	H-1	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permit #1

Staff does not anticipate any negative impacts of the proposed communication tower with the surrounding area. The proposed communication tower will serve an imperative purpose of wireless communication. Staff finds that the new communication tower will offer the public needed telecommunication services in the surrounding region.

Use Permit #2

The proposed tower does not meet the 300% (240 feet) setback from residential which is why a second use permit is requested. The project site is an undeveloped parcel adjacent to other existing residentially developed parcels. Setbacks and separations help to preserve the appeal and integrity of a neighborhood, as well as, to mitigate impacts and possible safety issues. The applicant has not provided adequate justification as to why the tower cannot be relocated to accommodate the setbacks from residential development. Although staff can support the use permit for the communication tower, staff cannot support the use permit for the reduced setbacks.

Design Review

The proposed ground equipment area is to be visually screened by a security fence with 1 foot of barbed wire on top. Staff finds that screening the ground equipment area reduces the visual impact of the tower's proposed ground equipment; however, since staff cannot support the reduced setbacks, staff cannot support the design review.

Department of Aviation

The development will penetrate the 1001 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Haven Street.
- Applicant is advised that the access point to this facility is temporary and this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Department of Aviation

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CORNELIUS WHITEHEAD
CONTACT: CORNELIUS WHITEHEAD, 3002 BLUFF STREET, SUITE 300, BOULDER,
CO 80301

DRAFT



LAND USE APPLICATION 7A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF	DATE FILED: <u>8/15/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>1350</u> CHECK #: <u>1144 # 1145</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>RNP-1</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0645</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9/11</u> TIME: <u>6pm</u> PC MEETING DATE: <u>10/01/19 @ 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E / RNP-1</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
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PROPERTY OWNER	NAME: <u>Romman Afridi Khan</u> ADDRESS: <u>7701 W Robindale Road #236</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-481-7700</u> CELL: _____ E-MAIL: <u>rka0@msn.com</u>
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APPLICANT	NAME: <u>Atlas Tower 1, LLC</u> ADDRESS: <u>3002 Bluff Street Suite 300</u> CITY: <u>Boulder</u> STATE: <u>CO</u> ZIP: <u>80301</u> TELEPHONE: <u>303-448-8896</u> CELL: _____ E-MAIL: <u>cwhitehead@atlastowers.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Cornelius Whitehead</u> ADDRESS: <u>3002 Bluff Street Suite 300</u> CITY: <u>Boulder</u> STATE: <u>CO</u> ZIP: <u>80301</u> TELEPHONE: <u>303-448-8896</u> CELL: _____ E-MAIL: <u>cwhitehead@atlastowers.com</u> REF CONTACT ID #: <u>193431</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-09-202-006

PROPERTY ADDRESS and/or CROSS STREETS: South of E Eldorado Lane & Haven Street Las Vegas, NV

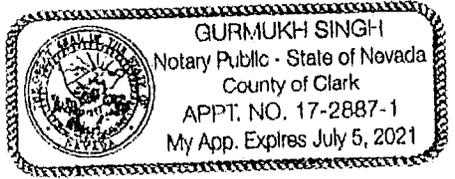
PROJECT DESCRIPTION: 80' Telecommunications Tower

(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)*

ROMMAN KHAN AFRIDI
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 8/15/19 (DATE)
 By Romman Khan Afridi
 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.

PLANNER
COPY

UC-19-0645

ATLAS TOWER

Justification Letter – “LV Outlet”

August 7th, 2019

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

To Whom It May Concern:

Atlas Tower 1, LLC is submitting a Conditional Use Application to Clark County Comprehensive Planning Department to review for a proposed telecommunications facility build on the property south of E Eldorado lane & Haven Street Las Vegas, NV. This facility will be 2,500 square feet and house a 105' monopole tower that can accommodate up to four wireless carriers. This request is made in an effort to bring quality voice and data services to an area lacking reliable coverage.

SITE DETAILS

Land Owner:

Romman Khan Afridi
7701 W Robindale Road #236
Las Vegas, NV 89113

Site Address/ Parcel ID:

177-09-202-006
South of E Eldorado lane & Haven Street Las Vegas, NV

Applicant:

Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301

Coordinates:

36.052262° N
115.166888° W

Zoning:

Rural Estates Residential (R-E)

Lease Area:

2,500 Sq. ft.

PROPOSAL SUMMARY

The purpose of this request is to build an 80' Monopole telecommunications tower within a 2,500 sq. ft. wireless facility. This facility will provide critical wireless coverage to the surrounding area. The proposed site is an area with close proximity to high density commercial units as well as medium residential areas where there is very spotty coverage and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the users demand more data for their current and future devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to four wireless providers. Each provider will install antennas and on-the-ground base-station equipment.

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is mostly developed commercial, and residential properties of medium density. The proposed site is currently vacant and has not had any significant prior uses on the property.

Frequency Of Maintenance Work On The Proposed Facility

On average, after initial installation, a carrier or its contactors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

The Average Number Of Vehicles Visiting The Facility

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity.

The Average Duration Work Visits On The Facility

For typical maintenance visits, a carrier or its contractors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

Expected Noise Levels

Telecommunications facilities are essentially silent. This would be true whether there were one or three carriers. A generator could be operated on site in the rare instance that power went out. The generator would create noise, but it would not be noticeable off of the parcel.

CLARK COUNTY DEVELOPMENT CODE 30.44-28 & 30.44-29

1. Design standards for all towers. (These conditions may be modified with the approval of the special use permit.)
 - A. Unless otherwise required as a condition of approval all towers shall be designed to accommodate more than 1 antenna array, and towers higher than 80 feet must accommodate at least 3 antenna arrays.
Response: This tower will be 80 feet in height and will be able to accommodate up to 4 national broadband mobile network carrier's antenna arrays.
 - B. If no permanent staff is assigned to the facility, development standards regarding parking, landscaping and screening (Chapters 30.60 and 30.64) are not required; however, compliance with all dust control measures required per Clark County Air Quality Regulations shall be maintained, with the exception of:
Response: No development standards regarding parking, landscaping and screening are required as no permanent staff will be assigned to this facility. Applicant will meet all compliance measures required by Clark County Air Quality for this project.
 - i. Development greater than 40,000 square feet in size shall comply with the standards for screening and landscaping.
Response: This is not applicable as this development will not exceed 40,000 square feet.
 - ii. Ground level equipment, buildings, and the tower or antenna base shall be screened to prevent visibility from streets and residential development.
Response: All ground level equipment, buildings, and the tower base shall be screened by external fencing in order to reduce visibility from all nearby streets and residential developments.
 - C. Any communication tower may provide a security fence or wall subject to the design standards listed under Chapter 30.64 of this Title.
Response: This project meets all design standards listed under Chapter 30.64 of this Title, see Applicant's detailed responses to Chapter 30.64 below.
 - D. No signals, lights or signs shall be permitted on towers unless required by the Federal Communication Commission or Federal Aviation Administration.
Response: Applicant acknowledges and accepts this requirement. This tower will not have any signals, lights, or signs unless required by the Federal Communication Commission or Federal Aviation Administration.

E. Design.

- i. All towers shall be designed to be architecturally compatible with the surrounding buildings and land uses in the zoning district, or otherwise integrated to blend in with existing characteristics of the site to the extent practical.

Response: The telecommunications facility antennas will be a galvanized steel, to reduce any visual impact and be designed to be of a similar color to the existing power infrastructure lines in the area.

- ii. All towers shall be painted with a color generally matching the surroundings or background that minimizes its visibility, however, a different color may be used if required by the Federal Communication Commission or Federal Aviation Administration.

Response: The telecommunications facility tower will be a dull galvanized metallic grey of a similar color to the surrounding infrastructure in order to minimize visibility of the facility.

- F. The maximum height shall be 80 feet unless located within a public utility substation in which case the maximum height shall be 20 feet above the highest structure within the substation.

Response: This project is not located within a public utility substation and therefore the proposed height of 80' will comply with this section.

G. The following setbacks shall be required:

- i. When located within a public utility substation, 10 feet minimum from street and 20 feet minimum from residential development.

Response: This section is not applicable as this project is not located within a public utility substation.

- ii. For all other towers:

- (a) From any street: minimum 40 feet.

Response: This project meets this requirement as the nearest street is approximately 300 feet from tower site.

- (b) From residential development located on a separate property than on which the tower is located:

- (1) If lot is 2 ½ acres or greater: minimum distance shall be at least 300% of the height of the tower.

Response: Proposed site location does not meet these setback requirements. Applicant is requesting a Waiver of Development Standards for the setback requirements. Please see additional Waiver of Development Standard Application submitted by Applicant.

- (2) If lot is less than 2 ½ acres: minimum distance shall be at least 200% of the height of the tower.

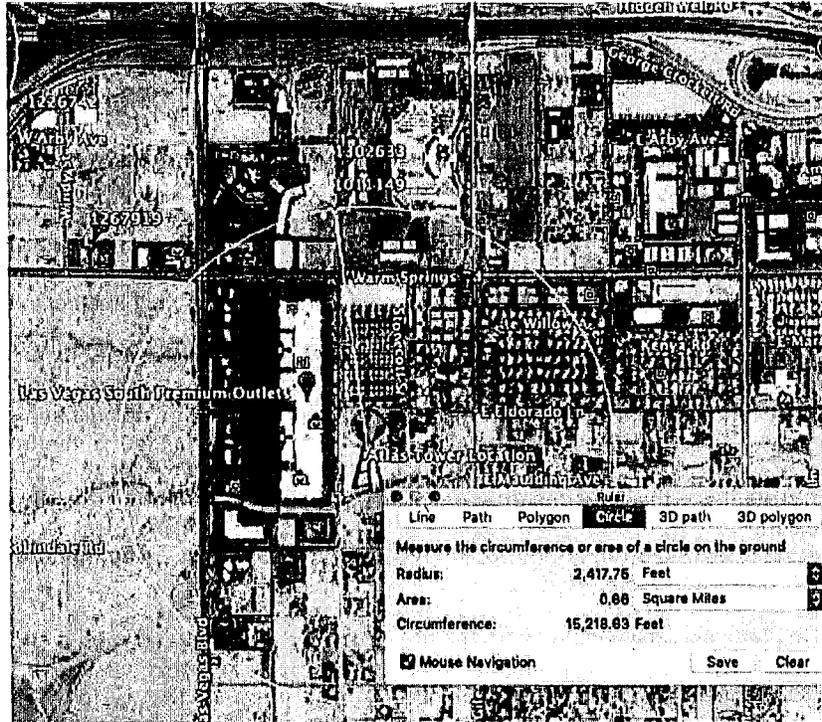
Response: This is not applicable as the parent property is greater than 2 ½ acres.

- (3) Exception. In no case shall the setback be a distance equal to more than 75% of the width of the lot, measured from the property line that abuts or is closest to the residential development to the property line on the opposite side of the lot.

Response: Applicant is requesting a Waiver of Development Standards for the setback requirements. Please see additional Waiver of Development Standard Application submitted by Applicant.

- H. A minimum separation of 600 feet from another communication tower unless designed and constructed in a stealth design in a cluster.

Response: This project meets this requirement, as the nearest communication tower is FCC Registration # 1011149 and is over 2,400 feet away from the proposed project location, as shown in the aerial image below.



2. A performance bond shall be required for all new towers, including relocated towers where a previous bond has not been accepted, in a form acceptable to the Department, or a cash deposit in lieu of the bond, in an amount sufficient to provide for removal, storage or disposal of the tower plus an additional 15% contingency and to restore the site including stabilization and re-vegetation as necessary. An estimate of the removal cost from a Clark County licensed company experienced in contracting for removal of standard components shall accompany the bond. Unless the tower is located on property owned by a governmental entity where a guarantee is in place for removal of the tower when no longer in use, a separate bond will be required for each tower regardless of owner(s) or location. All bonds shall provide for the County to collect the full amount of the guarantee if the applicant fails to maintain the guarantee. Any government entity or public utility company shall be exempt from this requirement.

Response: Applicant acknowledges and accepts this requirement.

3. If no bond is in place, or if the County cannot collect on a bond issued pursuant to paragraph 2 above, then the following procedure shall apply. Any abandoned or unused tower, and the associated components of the facility shall be removed within 12 months of the cessation of operations of the tower. In the event that timely removal is not performed, the County may remove or cause the removal of the tower and associated components, assess the costs of removal against the property, after notice and opportunity to be heard is provided. Before taking such action, the County must mail to the property owner a notice of the County's intent to do so. The property owner served with such notice shall have 30 days from the date the notice is mailed to respond in writing to request a hearing before the Board to show cause why the abandoned tower and associated components should not be removed from the property at the property owner's expense. The failure to request a hearing within 30 days shall be deemed a waiver of the right to be heard and the County may immediately cause the removal of the tower and any

associated components, and may assess the costs of removal, storage and disposal against the property.

Response: Applicant acknowledges and accepts this requirement.

CLARK COUNTY DEVELOPMENT CODE 30.64.020 Fences and Walls.

Perimeter fences and walls are permitted and/or required in accordance with the provisions of this section. An additional one foot of decorative embellishment is permitted on each wall.

1. When Permitted. Unless otherwise specified in Tables 30.64-1 and 30.64-2, fences and walls not required (but permitted) shall comply with this subsection (1). However, when constructed in conjunction with a retaining wall, the specified maximum wall height may be increased to include the height of the retaining wall up to a maximum of 12 feet, subject to compliance with 30.64.050(4), unless otherwise specified in the Chapter. Security fences are permitted in conjunction with Temporary Government Facilities in any zoning district, subject to the requirements for security fences in 30.08.030 and Table 30.64-2.

Response: Applicant acknowledges and accepts this subsection.

- A. Single Family Residential Development and Multi-family Buildings not within a dwelling group. Fences and walls may be up to 6 feet in height except if within 15 feet of the front property line or private street/easement (see Table 30.64-1 for front yard restrictions). Fences or walls which meet the setbacks for accessory buildings shall conform to accessory building height restrictions.

Response: This section is not applicable as this project is on vacant land within the Rural Estate (RE) zone.

- B. Multiple Family Dwelling Group Development. Fences and walls shall be a maximum of 6 feet high, shall be decorative if in the urban area, and shall be set back for landscaping along streets as required in Table 30.64-2 below.

Response: This section is not applicable as this project is on vacant land within the Rural Estate (RE) zone.

- C. Commercial and Special Development. Fences and walls over 3 feet in height are not permitted within the required zoning district setbacks along a street unless required to buffer adjacent uses as approved by the Commission or Board. Any fence or wall within the required zoning district setbacks which is along a street shall be decorative. Congregate care, independent and assisted living, school, and recreational facilities may have fences and walls within street setbacks subject to approval by the Commission or Board. Fences or walls within side and rear setbacks not adjacent to a street nor on the property line shall not exceed 6 feet in height.

Response: This project will be surrounded by a 6-foot security fence as this project is a special development that is not set within the zoning district setback requirements

- D. Industrial Development. Fences and walls, including security fences and walls, are permitted at a 10 foot maximum height around the perimeter of the development within the required setback when fence or wall is set back for required landscaping along streets. The maximum height may be increased up to 13 feet to accommodate additional height needed for retaining walls. See Table 30.64-2 for requirements for fences and walls along a street.

Response: This section is not applicable as this project is on vacant land within the Rural Estate (RE) zone.

- E. Vacant Property. Temporary fences may be constructed on vacant property, subject to the height restrictions above, in order to provide security, control access and dust, and to prevent the dumping of refuse. When located along Las Vegas Boulevard, the fence shall be a painted wood fence at least 6 feet in height up to a maximum of 10 feet. Walls within

subdivided lots may be constructed per the requirements for walls within the district. Any improvements must be maintained.

Response: This project will be surrounded by a 6-foot fence security, meeting all requirements set forth in this section.

F. Hillside Walls. Walls within hillside developments shall comply with the following.

Response: This section is not applicable as this project is on vacant land within the Rural Estate (RE) zone and has no need for hillside walls.

2. Required. Fences and walls are only required when shown in Tables 30.64-1 and 30.64-2. A painted wood fence, a minimum of 6 feet up to a maximum of 10 feet high shall be constructed along the property line of Las Vegas Boulevard when construction of the principal use on site has been suspended for more than 180 days.

Response: This section is not applicable as there is no required Fences or Walls for this project as shown in Tables 30.64-1 and 30.64-2.

3. Redundant Walls. This section establishes the general policy of not requiring redundant walls in close proximity to each other that could cause unsafe or unhealthful conditions, such as gaps which collect trash and/or trap animals and/or people. A redundant wall is not required when the adjacent property owner agrees that the existing wall will serve as an adequate buffer, even if the existing wall is less than 6 feet in height, subject to a notarized letter of consent. Otherwise, a 6 foot high redundant wall shall be constructed as a buffer when required. The separation between the walls shall be 4 inches or less or at least 30 inches wide. The gap at the end of any redundant walls shall be secured with a see thru, locked gate which allows for access, visibility, and maintenance. The area between the walls shall be kept free of debris and weeds.

Response: Applicant acknowledges and accepts this subsection.

4. Measurement of Fence or Wall Height. The actual height of fences or walls must meet the minimum height requirement but may exceed the minimum height by up to 1 foot.

A. Where the finished grade line of a lot is above or below the finished grade line of an abutting lot or street, the finished grade shall be the point on the high side, except within the front yard of single-family residences, which shall be measured from the top of curb.

Response: Applicant acknowledges and accepts this subsection.

B. An additional 1 foot for lighting and/or decorative features is allowed on top of columns.

Response: Applicant acknowledges and accepts this subsection.

5. Gated Communities. Developments with interior private streets or drives may restrict access to the development subject to the following:

Response: This section is not applicable as this project is on vacant land within the Rural Estate (RE) zone.

6. Access Gates - Single Family Residence or Special Uses not open to the public. A single Family residence may restrict access to the development subject to the following: Access gates shall be set back a minimum of 18 feet from property line along collector or arterial streets.

Response: Applicant acknowledges and accepts this subsection. Any access gate to the facility is setback a minimum of 18 feet from property line.

7. Access Gates – Commercial, Industrial Development or Special Uses open to the public. Commercial or industrial developments or special uses open to the public may restrict access to the property subject to the following: Access gates shall be set back from the property line a minimum of 50 feet or access gates shall be set back 18 feet only if the gates remain open during business hours. When a private street accesses the development, and gates will not remain open during business hours, the gate shall be set back a minimum of 50 feet from the property line or lip of the gutter, whichever is greater. The Director of Public Works may waive this requirement with the approval of an administrative minor deviation.

Response: This section is not applicable as this project is not a commercial, industrial, or a special use open to the public.

Table 30.16-7 WAIVER OF DEVELOPMENT STANDARDS - AUTHORITY AND CONSIDERATION TABLE

a. Initiating Authority

- i. Board, public utility, property owner or leaseholder

Response: Applicant and Leaseholder is the initiating authority for the Waiver of Development Standards

b. Standards for Acceptance

Applications shall only be accepted for waivers to allow the substitution of alternative development standards for those contained within this Title, or to waive a standard, or waive a requirement of a minor subdivision (parcel map), unless specifically prohibited by any provision of this Title

1. Applications to waive or modify zoning base district standards or mixed use requirements, including density and height, for mixed use development in the C-1, C-2, or H-1 districts, except as permitted by Chapter 30.48 Part J, shall not be accepted

Response: This section is not applicable as the base district is not C-1, C-2, or H-1.

2. FAA and other additional requirements and standards are established in 30.16.210

Response: This section is not applicable as Applicant is not requesting any waiver that would affect FAA and other requirements and standards established in 30.16.210. Please see detailed response to section 30.16.210 below.

3. Applications subject to the Cooperative Management Area Deed Modification Policy shall not be accepted without confirmation from the Department of Aviation.

Response: This section is not applicable as the Waiver request is not related to or subject to the Cooperative Management Area Deed Modification Policy.

d. Application Process Public hearing per 30.16.210 unless specified in this Title that the hearing is not required to be a public hearing

Response: Applicant acknowledges and accepts this requirement. Please see detailed response to section 30.16.210 below.

e. Notice Requirements

1. For waivers of development standards listed in 30.52.120 (except paving waivers): Posted notice, entity notice, city notice
2. For deviation less than 30% of the development standard: Posted notice, entity notice, city notice, 100 foot radius notice
3. Mixed Use Development: Posted notice, entity notice, city notice, and 1,500 foot radius notice
4. All others (including paving waivers): Posted notice, entity notice, city notice, and 500 foot radius

Response: Applicant acknowledges and accepts the notification requirements.

f. Recommending Entities

Government Entities and Town Board; Department of Air Quality for waivers of on-site paving Requirements

Response: Applicant has reviewed, acknowledges and accepts the Recommending entities standards. This is not applicable as Applicant is party requesting the waiver.

g. Approval Authority Commission, except for requests to reduce the required separation for large scale retail businesses, which shall be forwarded to the Board for the following:

1. application submitted in conjunction with, or in lieu of, another application that requires Board approval
2. waivers to the CMA Area Design Overlay District standards
3. applications to modify the requirements for mixed use development as permitted by Chapter 30.48 Part J
4. waivers for paving
5. waivers to private street and access easement width per 30.52.030(b)(1)
6. waivers to "Financial Service, Specified" conditions
7. waivers to appeal a denial of extension of time for bond per 30.52.090
8. projects within the SOSA Design Overlay District (see Chapter 30.48 Part M)
9. applications to waive a communication tower bond
10. applications to waive the minimum lot size for Agricultural, Livestock - Large
11. at the discretion of the Zoning Administrator
12. applications to waive development standards within the Asian Design Overlay District Chapter 30.48 Part K
13. applications requiring a deed modification pursuant to the Cooperative Management Area Deed Modification Policy

Response: Applicant has reviewed, acknowledges and accepts the Approval Authority Commission to make waiver decisions as it pertains to this application as well as those mentioned above.

h. Appeal Authority: Board

Response: Applicant has reviewed, acknowledges and accepts that all appeal authority will lay with the Clark County Board of Commissioners.

i. Application Expiration

Two years to commence unless otherwise approved or when heard in conjunction with a zone boundary amendment under Resolution of Intent or tentative map, the expiration date shall match the corresponding application Temporary on site paving waivers of no more than one year if in compliance with Clark County Air Quality Regulation Section 94

Response: Applicant has reviewed, acknowledges and accepts the application expiration restrictions above.

j. Standards for Approval

1. The applicant for a waiver of development standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

A. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

Response: Applicant is requesting a waiver of the setback standards set for a telecommunications facility within Title 30 of Clark County. The reduced setbacks of the proposed telecommunications facility would not adversely affect any adjacent property, in fact, this proposal will provide an added benefit to the nearby community with additional cellular coverage and capacity.

B. The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public welfare;

Response: This request for waivers will not materially affect the health and safety of any persons residing in, working in, or visiting the immediate neighborhood and will not be a material detriment to public welfare. This proposal will meet all FAA, FCC, EPA, State, Federal, and local laws and design requirements for this project.

C. The granting of such application shall be in harmony with the general purpose, goals, objectives and standards of the Plan and of this Title, and;

Response: Applicant is requesting a waiver of the setback standards for this type of project. Otherwise, this telecommunications facility is a special use application and will provide additional coverage to cellular users in the area as the area grows and develops.

D. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities or services

Response: This proposal will not create any undue burden on any public improvements, facilities, or services in the area. Applicant will apply for all utilities necessary for this site.

2. Applicants for a waiver of standards shall further respond to additional standards as specified within the various chapters of this Title

Response: Applicant has reviewed and accepted this stipulation. This justification letter shall respond to every relevant piece of Clark County Code for this proposal.

3. Applications for projects approved through a nonconforming zone boundary amendment shall demonstrate with clear and convincing evidence that any proposed modification to required design and development standards, including reductions to landscaping, screening, and buffering requirements will not adversely impact neighboring properties

Response: This section is not applicable as this is not a nonconforming zone boundary amendment.

4. A waiver of off-site improvement standards constitutes a temporary postponement only and shall only be approved subject to signing deed restrictions for future improvements

Response: Applicant has reviewed and accepted this stipulation. This is not applicable as this proposal will not require any waiver off site improvements. Applicant is only requesting a waiver of the setback standards.

5. FAA and other additional requirements and standards are established in 30.16.210

Response: Applicant has reviewed and accepted this stipulation. This is not applicable as this proposal is not requesting any waiver for FAA and other standards established in section 30.16.210. Please see detailed responses to 30.16.210 below.

Clark County Zoning Code Title 30.16.210 Application Process.

When specified within this Title that such an application is required or authorized, the approval authority shall consider applications in accordance with the following procedure in addition to the requirements listed in sections 30.16.040 through 30.16.206 above for specific application types:

1. Applications. Any application, amendment, or map requiring approval shall be filed with the Zoning Administrator and shall be presented to the approval authority for review. Administrative applications shall be processed and acted upon without a formal hearing. Hearing applications shall be scheduled to a meeting before the approval authority; however, public hearing notices need not be sent to adjacent and nearby properties provided other required notice is given. Public hearing applications shall be scheduled to a meeting before the approval authority and shall be notified per the appropriate application requirement, including notice to adjacent and nearby properties.

Response: Applicant has reviewed and accepted this stipulation.

2. Pre-submittal Conference. Any application, amendment, or map requiring a pre-submittal conference shall include plans as required pursuant to this Title and/or as determined by the Zoning Administrator, and shall satisfy all pre-submittal requirements prior to the application's submittal. Multiple applications for the same project may utilize one pre-submittal conference, subject to expiration as established in Section 30.16.210(19)(G). A pre-submittal conference, including any required document submitted thereto, shall not be considered a Land Use Application submittal. A pre-submittal conference shall be required for the following (A-G) and as otherwise determined by the Zoning Administrator:

- A. uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC (determination of pertinent requirements for the proposed use)
- B. planned unit development (PUD) (see Chapter 30.24)
- C. mixed use development, including mixed use development in C-1, C-2 and H-1. (see Chapter 30.48 Part J)
- D. high impact project
- E. neighborhood casinos
- F. nonconforming zone boundary amendments
- G. Resort Hotel

Response: Applicant has reviewed and accepted this pre-submittal conference stipulation.

3. Document Submittal Requirements. Land use pre-submittal forms and applications shall not be acceptable without the required documents unless the Zoning Administrator determines a listed document is not required. If circumstances warrant, the Zoning Administrator may require additional documentation necessary to evaluate a particular application.

Response: Applicant has reviewed and accepted this document submittal requirements stipulation.

4. Standards for Acceptance.

A. All parcels of land included within a single petition or application must be contiguous; however, each Marijuana Establishment requires a separate application. Except for specific applications to waive standards, all plans shall show development that complies with the standards of this Title. If such an application is accepted and later found to not be in conformance with this Title, the application shall be considered to be withdrawn and the fees shall be refunded to the applicant or owner. In addition, standards for acceptance of specific applications are as listed with each application type.

Response: Applicant has reviewed and accepted this stipulation. Parent Parcel of the project is indeed contiguous and is not an application for a Marijuana Establishment.

B. Applications, amendments, or maps to establish uses involving hazardous chemicals, explosives, materials or wastes shall not be accepted prior to submittal of the Clark County Fire Permit Survey Form to the Building Official. The owner or applicant shall also engage in a presubmittal conference with County staff to discuss hazardous materials requirements pertinent to the proposed development prior to submitting an application for a chemical and/or hazardous material use.

Response: Applicant has reviewed and accepted this stipulation. Please see attached Clark County Fire Permit Form.

C. Applications for increased density or intensity, or for exceptions to the special standards required, within any overlay district shall not be accepted unless in compliance with Chapter 30.48.

Response: Applicant has reviewed and accepted this stipulation. This is not applicable as this proposal will not require any increase in density or intensity.

D. Annexation applications shall not be accepted without the required acknowledgement from the City into which a property is proposed to be annexed (See Annexation Letter, Section 30.16.24 (13)).

Response: Applicant has reviewed and accepted this stipulation. This is not applicable as this proposal will not require any annexation.

E. Applications for waivers to defer temporarily on-site paving requirements shall not be accepted without concurrence from the Department of Air Quality. A waiver to defer on-site paving shall not be required if paving is not required by Clark County Air Quality Regulations Section 92.

Response: Applicant has reviewed and accepted this stipulation. This is not applicable as applicant is only requesting a waiver of the setback standards.

F. Applications for any land use that requires submittal of FAA Form 7460-1, Notification of Proposed Construction, per Section 30.56.070 and Chapter 30.48 Part B shall not be accepted without written evidence (from FAA) of prior submittal to the FAA.

Response: Applicant has reviewed and accepted this stipulation. Please see attached FAA FORM 7460-1 submittal attached to this application.

G. Applications for any land use that requires a pre-submittal conference shall not be accepted prior to satisfying all pre-submittal conference requirements.

Response: Applicant has reviewed and accepted this stipulation.

5. Fees. When applicable, the applicant shall pay a filing fee per Chapter 30.80 at the time of filing for a pre-submittal conference request, application, amendment, or map (fees are also listed in each application table).

Response: Applicant has reviewed and accepted this stipulation. Applicant will pay all fees when necessary.

6. Processing Time. Generally, action shall be taken approximately within the specified period as measured from the date of acceptance of the application unless appealed, extended by the County, at the request by owner, or for good cause.

Response: Applicant has reviewed and accepted this stipulation.

7. Review.

A. The Zoning Administrator may notify interested public utilities and governmental entities. The Town Board whose jurisdiction includes the area of the petition shall be notified not less than 10 days prior to the hearing unless it is an administrative application.

Response: Applicant has reviewed and accepted this stipulation.

B. If a hearing is required to be a public hearing, public notice as required shall be provided, and interested parties shall have an opportunity to be heard.

Response: Applicant has reviewed and accepted this stipulation.

C. The approval authority shall consider the submitted data and information, recommendations from public utilities, government entities including town boards, and interested parties in an endeavor to determine whether the application will help accomplish the purpose and intent of this Title.

Response: Applicant has reviewed and accepted this stipulation.

D. For an expansion of the Gaming Enterprise District, a court reporter shall record the hearing in accordance with Chapters 463 and 656 of NRS.

Response: This section is not applicable as this application is not an expansion of the Gaming Enterprise District.

8. Approval Authority. The approval authority listed in Tables 30.16-2 through 30.16-17 shall have the authority to take final action on an application, amendment, or map, except that applications for which the Commission is the approval authority may instead, when submitted in conjunction with another application, amendment, or map requiring Board action, be acted on by the Board.

Response: Applicant has reviewed and accepted this stipulation.

9. Request to Hold. The owner or applicant may request the approval authority to postpone consideration of an application, amendment, or map from the scheduled date to a future date. The approval authority may hold the application, amendment, or map as requested, may hold it to a date other than requested, or may act on it if the approval authority determines action is appropriate. Per NRS 278.050 and 278.3195, the approval authority shall not grant more than 2 continuances on the same matter unless additional circumstances are warranted by the determination of good cause shown by the applicant.

Response: Applicant has reviewed and accepted this stipulation.

10. Decision. Pursuant to Nevada Revised Statutes, the approval authority shall act upon the application with consideration to recommendations from the Town Board and other government entities, providing all applicable requirements of this Title are met.

Response: Applicant has reviewed and accepted this stipulation.

11. Conditions of Approval. As a prerequisite to approval of an application, the approval authority may impose conditions on any application, amendment, or map necessary to accomplish the objectives of this Title and to mitigate potential adverse effects of an application on adjacent properties and the community which shall be binding on property owner(s) and their successors, including but not limited to the following:

- A. All development or use of land is subject to the development standards listed in this Title unless otherwise specified.
- B. Compliance with all approved plans, conditions, restrictions and rules is required prior to permit issuance or map recordation, except that the approval authority may require revisions to plans.
- C. The approval authority may require the property owner to grant to the County right-of-way, easements, or other consideration necessary for the protection of the health and welfare of the community, including the signing of a resolution of intent in conjunction with an application for a zone boundary amendment.
- D. Any condition imposed by the Board in conflict with any requirement of this Code which is designed to mitigate the impact of an application, amendment, or map on adjacent property owners or the community shall be permitted without additional Land Use Application submittals unless the condition would create a health or safety hazard (including, without limitation, sight zone or airport environs hazards). Any condition imposed by the Commission in conflict with any requirement of this Code which is designed to mitigate the impact of an application, amendment, or map, the application shall be forwarded to the Board for final action.
- E. Any condition imposed on a previously approved application may be waived on any subsequently approved application if required notices show the waiver requested. The Commission may only waive conditions imposed by the Commission; however, the Board may waive conditions imposed by the Commission or Board.
- F. The approval authority may consider a Development Agreement for high impact projects. The agreement will address the need for the provision of adequate public facilities and/or infrastructure including but not limited to transportation, fire and police protection, flood control and drainage, parks, and open space, trails system, schools, water and sewer services, related to the proposed development, and as identified in the RISE reports submitted with special use permit application. In addition, the Development Agreement will evaluate phasing of additional facilities and services for the proposed development, and ensure existing services for established development will not be significantly affected. The approval authority may consider whether a less intense project is appropriate if the Development Agreement does not adequately address the impacts and related needs identified in the RISE reports.
- G. For projects other than high impact projects or Major Projects, the approval authority may propose a Development Agreement consistent with the needs identified by the Southwest Las Vegas Valley PFNA Report initiated and approved by the Board. Modifications to the formula for the Standard Agreement are not permitted except through a Negotiated Development Agreement.

Response: Applicant has reviewed and accepted the stipulations that may be imposed by the approval authority.

12. Standards for Approval. In addition to specific standards for approval for each application type listed in Sections 30.16.040 through 30.16.206 above, the following standards apply for the consideration of all application types:

- A. An application, amendment, or map may be approved if it meets the following criteria:
 - i. It is generally consistent with the Plan, as amended, or reflects conditions that have changed since the adoption or amendment to the Plan.

Response: Applicant has reviewed and accepted this stipulation. Once erected, the Telecommunications facility shall provide an immediate benefit to all cellular users nearby.

ii. There will be capacity to provide adequate public facilities and services, including but not limited to transportation, utility, sewer, water, police, and fire service, to accommodate development permitted under the proposal.

Response: Applicant has reviewed and accepted this stipulation. This project will provide increased data connectivity and capacity in this area, as well as provide an increased connectivity of first responders network.

iii. It complies with and forwards the capital improvement planning efforts of the County.

Response: Applicant has reviewed and accepted this stipulation

iv. It will not significantly impact the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Response: Applicant has reviewed and accepted this stipulation

v. It will result in a logical and orderly development pattern.

Response: Applicant has reviewed and accepted this stipulation

vi. The proposal, including but not limited to the density, intensity, scale, height, and operations, is harmonious and compatible with existing and planned development on adjacent properties and in the surrounding area or neighborhood; shall not be unsightly, undesirable, or noxious; and/or includes measures that will be taken to adequately buffer or otherwise mitigate any incompatibility.

Response: Applicant has reviewed and accepted this stipulation

B. The approval of an application, amendment, or map shall constitute a finding by the approval authority that the application, amendment, or map is consistent with the standards and purposes enumerated in the Plan, this Title, and/or NRS. The approval of any application, amendment, or map will not waive building codes, fire codes, business license requirements, or any other requirement imposed by County, State, or Federal regulations or law.

Response: Applicant has reviewed and accepted this stipulation

C. Except for administrative minor deviations, special use permits, waivers, and variances to specific development standards as approved, development shall comply with all development standards as specified in this Title.

Response: Applicant has reviewed and accepted this stipulation

D. Written evidence that the FAA has determined whether a proposed structure constitutes a hazard to air navigation shall be submitted two weeks prior to final approval unless the Zoning Administrator concludes the FAA determination has been submitted early enough for action to occur, on any related Land Use Application for any proposed structure that intrudes into the Airport Airspace Overlay District that is not excepted (see Chapter 30.48 Part B); applications for which required FAA determinations have not been received shall be held or denied.

Response: Applicant has reviewed and accepted this stipulation. Applicant has submitted the initial application with the FAA and will provide the FAA determination of no air hazard once determined by the FAA.

13. Denial. The denial of an application, amendment, or map shall constitute a finding by the approval authority that the application, amendment, or map is inconsistent with the standards and purposes enumerated in the Plan, this Title, or the Nevada Revised Statutes. Unless denied without prejudice, an application, amendment, or map that is denied is subject to the re-petition period specified in this chapter.

Response: Applicant has reviewed and accepted this stipulation.

14. Finality of Decision. Except where an item has been appealed or forwarded to the Board for final action, a decision becomes final upon expiration of the appeal or reconsideration period. No permits or licenses shall be issued until the action becomes final.

A. For all administrative applications other than Administrative Temporary uses for seasonal sales, or temporary signs per Table 30.72-3, Administrative Minor Deviations to development standards within Chapters 30.32 and 30.52, and Zoning Compliance applications, the applicant shall be sent

a Notice of Administrative Decision following action on the application. Action shall be final and effective 5 working days from the date the letter was sent unless appealed to the Board. The applicant or correspondent notification must include delivery confirmation.

B. Action for Administrative Temporary Use applications for seasonal sales or temporary signs per Table 30.72-3, Administrative Minor Deviations to development standards within Chapters 30.32 and 30.52, and Zoning Compliance Applications shall be final and effective on the date of action on the application.

C. For all applications acted on by the Commission or Board, the Notice of Final Action shall be sent by first class mail following final action.

Response: Applicant has reviewed and accepted the Finality of Decision stipulations above.

15. Appeal.

A. All appeals shall be in writing, except that no appeal is required if, at the hearing on an item, staff announces that the item shall be forwarded to the Board for final action.

B. For applications acted upon by the Planning Commission, the appeal must be physically received by the Zoning Administrator by 5:00 p.m. on the fifth working day following action on the application, in which case the approval authority's decision will serve as a recommendation to the Board.

C. For Administrative Minor Deviation applications to development standards within Chapters 30.32 and 30.52, the manner of appeal is to submit a Waiver of Development Standards.

D. For Administrative Vacation and Abandonment applications, the manner of appeal is the submittal of a Vacation and Abandonment application.

E. For all other administrative applications or Zoning Administrator's decisions, the manner of appeal is to submit a written request to appeal the Zoning Administrator's decision to the Board by 5:00 p.m. of the fifth working day from when the Notice of Administrative Decision or Zoning Administrator's letter has been sent. The Zoning Administrator's decision will serve as a recommendation to the Board.

F. For applications acted upon by the Board, see Section 30.16.210 (16) (Reconsideration).

G. Once an appeal has been filed, it cannot be withdrawn.

H. Any person may appeal the Board's approval of an application to expand the Gaming Enterprise District outside the Las Vegas Boulevard Gaming Corridor or the Rural Clark County Gaming Zone, per Chapter 463 of NRS, to the review panel of the Gaming Policy Committee within 10 working days of the decision of the Board.

I. A Planning Commissioner who voted on an application may not file an appeal.

J. In the event of an appeal (does not include applications for which the manner of appeal is to submit a land use application), the application shall be scheduled for a hearing by the Board on the date announced at the Commission meeting. Administrative applications shall be scheduled for the next available zoning agenda after the appeal is processed unless continued for good cause. The Board may limit its discussion to the issues raised in the appeal.

Response: Applicant has reviewed and accepted the Appeal stipulations above.

16. Reconsideration.

A. Request. For any application, amendment, or map whereby final action is decided by the Board, any member of the Board who voted in favor of the motion which carried may request that the application, amendment, or map be reconsidered if made in writing and received by the Zoning Administrator within 5 working days of the decision, in which case the decision shall not

become final. The request for reconsideration shall thereafter be scheduled for a hearing before the Board on the second zoning agenda after the request was made.

B. Rehearing. Should the Board approve reconsideration of the decision at the hearing, the application, amendment, or map shall be scheduled for a public hearing at a subsequent meeting of the Board.

Response: Applicant has reviewed and accepted the Reconsideration stipulations above.

17. Withdrawal. An application, amendment, or map withdrawn by the property owner or applicant shall cease its consideration. Thereafter, the only consideration shall be whether the application, amendment, or map is subject to the re-petition limits. An application, amendment, or map request withdrawn by the property owner or applicant shall be subject to the re-petition limits specified in this chapter unless accepted as withdrawn without prejudice by the Commission or Board. Any administrative application, application requested to be withdrawn by the County, application requested to be withdrawn prior to public notification, or application withdrawn after approval, will be considered withdrawn without prejudice. A property owner or applicant may not withdraw any portion of an application that is initiated by a government entity.

Response: Applicant has reviewed and accepted the Withdrawal stipulations above.

18. Re-petition. Unless initiated by a governmental entity, applications, amendments, and maps are subject to the following re-petition limits:

A. Unless expressly denied or withdrawn without prejudice, the same application, amendment, or map, or a different application, amendment, or map for a more intense use or increase in density, shall not be accepted by the Zoning Administrator within 12 months of final action on the previous application, amendment, or map.

Response: Applicant has reviewed and accepted the Re-petition stipulations above.

19. Expiration.

A. Unless otherwise specified in the approval of any amendment or application, the applicant or owner shall have the time specified in Tables 30.16-2 through 30.16-17 to commence or complete the use as measured from the date of the approval.

B. The approval authority may also approve a special use permit, waiver of development standards or variance application with a review date to determine continued compatibility with adjacent properties and the community.

C. Any Land Use Application heard in conjunction with another application, amendment, or map shall have the same time limit unless otherwise specified by the approval authority.

D. If construction is commenced, work shall continue until completed. If permits for the construction expire before completion and after the commencement date, the amendment or application shall expire unless an extension of time is submitted and approved.

E. An application, amendment, or map held shall expire if more than 6 months elapse from the last scheduled meeting date without a request by the applicant for a hearing, in which case the repetition limits shall apply. An application that has been placed on hold due to insufficient funds shall expire after 3 months from the submittal date if no replacement funds have been received. Administrative applications, or any application, amendment or map not scheduled to a meeting before the approval authority shall expire if 6 months lapse from acceptance date.

F. A special use permit, waiver of standards, variance, design review, zoning compliance, or administrative design review application that establishes any use, for which construction has been completed or the use commenced, shall expire if the building is destroyed and not reconstructed, or the use is discontinued and not reestablished, within 1 year if the use or structure has not otherwise become nonconforming. A use is considered to be discontinued if the required license or permit for the use has expired. When reconstruction is required, if reconstruction is commenced within 1 year, the application shall not expire, providing construction is continuous and building permits do not expire.

G. Satisfaction of pre-submittal conference requirements, including all documents submitted thereto, shall be considered expired after 180 days from the date of the pre-submittal conference.

Response: Applicant has reviewed and accepted the Expiration stipulations above.

Clark County Development Code Title: 30.52.120 Waivers.

a. Provisions for public water and sanitary sewer services. Provisions for public water and sanitary sewage services can be administratively waived, subject to all of the following.

Response: This section is not applicable as applicant is not requesting a waiver for any provisions related to public water and sanitary sewer services

b. Director of Public Works. When an alternative design is shown to be equally serviceable in a particular instance and if the general prosperity, health, safety and welfare of the public are not adversely affected, the Director may approve an administrative minor deviation (in accordance with Table 30.16-8) for:

1. Utility Pole location which shall not be permanent and may be withdrawn by the Director of Public Works upon 30 days notice. Any change in location of any utility poles, or any guy wires, shall be made by the person or firm having ownership or control of the same, at no cost to the County.
2. Time restrictions, as set forth in Section 30.32.100 (Time Restrictions on Work in Streets) of this Title.
3. Design standards and specifications as provided for in the Clark County Supplement to Uniform Standard Drawings, per Section 30.52.050(b) of this Title or the Hydrologic Criteria and Drainage Design Manual (including finished floor elevations outside the One-hundred Year Flood Plain).
4. Right-of-way width requirements in order to accommodate special conditions such as discontinuity with existing streets or topographic conditions.
5. Time restrictions, as set forth in 30.52.090.
 - A. The extension(s) of time shall not exceed 2 years total.
 - B. The amount of the bond or cash deposit required must be recalculated if more than 1 year has elapsed since the bond has been posted.
6. For any issue of subdivision layout, location or design, an administrative minor deviation may be approved, provided that an alternative design is shown to be equally serviceable in a particular instance. In no case shall a subdivision design exception be granted under this Subsection which will allow residential lots to front upon a collector or arterial street, allow backing of vehicles onto a street, or allow a double frontage lot access to an arterial street.

Response: Applicant has reviewed and accepted the ability of the Director of Public works to approve a minor administrative deviation above.

c. Waiver of Development Standards. Waivers to the standards listed in this Chapter may be permitted in accordance with the following:

1. Waiver of Development Standards Application. All standards listed in this Chapter may be waived in accordance with the procedure stipulated in Table 30.16-7, unless otherwise specified it cannot be waived. Applications for waiver of development standards shall be presented to the Commission and need not be a public hearing, except for waivers to minimum street widths for all private streets and access easements greater than 150 feet in length that serve more than 1 dwelling unit per Section 30.52.030(b)(1) and any requirement for paving (including full width paving and minimum paved legal access) within the right-of-way, except when the existing paving has been accepted and maintained by Clark County. The Board shall consider waivers for paving in the right-of-way at a public hearing and waivers for minimum street widths for all private streets and access easements per 30.52.030(b)(1) which need not be a public hearing. When such a waiver accompanies an application to be presented to the Commission, it shall be forwarded to the Board after Commission action. Compliance with all standards of the Clark County Air Quality Regulations is required. For any proposed development within the area shown within the PM-10 Non-Attainment Area, as shown on the map adopted by the Board on June 4, 1997, and as amended, hereby incorporated by reference, the Zoning Administrator shall not accept an application to waive any paving less than a required thirty-two foot wide road unless:
 - i. The proposed lots are being created by minor subdivision for the purpose of sale only and not for immediate development, and providing the smallest lot in the subdivision is not less than 2 1/2 acres in size.
 - ii. The waiver of the paved access road is temporary pending the completion of a special improvement district, subject to the Director of Public Works certifying that the

improvement project will be completed within 2 years and providing the applicant signs all documents pertaining to the Special Improvement District.

iii. The paving of the access road will result in the complete replacement of the improvement within 2 years due to future improvements to be installed by any public utility or government entity.

iv. The proposed lots are to legalize parcels created between July 1, 1973 and July 20, 1993, which were not created by minor subdivision.

2. If the approval of any land use application by the Board stipulates that any required provision of this Chapter is waived, no further waiver of standards application is required, including conditions of approval for any other land use application which has been appealed to the Board.

Response: Applicant has reviewed and accepted the Waiver of Development Standards above. Please see Applicant's Responses to Table 30.16-7.

d. Dedication. Dedication for any alignment which the Director of Public Works determines is unsuitable for the establishment of a right-of-way because of extreme topographic conditions, established street patterns, areas suitable for historic or scenic purposes, or other similar condition, may be waived through the approval of a land use application, subdivision map, or an administrative minor deviation. If the alignment is shown on the Transportation Element, then an amendment must be processed prior to or concurrent with the appropriate land use application or subdivision map.

Response: This is not applicable as applicant is not requesting a waiver for the establishment of a right of way.

CONCLUSION

This justification letter represents the required and supplementary information to document the technological, economic, and social necessity and benefits of a new 80' monopole communications tower south of Haven street and El Dorado Lane Las Vegas, NV with parcel number: 177-09-202-006. The information provided highlights the advantages associated with a telecommunications facility at our proposed site as well as how this proposal meets the Title 30 of the Clark County Development code, with the exception of setback requirements, applicant is requesting a Waiver of Development Standards in conjunction with the Special Use and Design Review in order to resolve this.

Atlas Tower 1, LLC respectfully requests the approval of our Special Use Permit, Design Review, and Waiver of Development Standards Application for a communications tower facility.

Best Regards,

Cornelius Whitehead
Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301
Office (303) 448-8896

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0609-JENSEN PETER L & SHERRY A:

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and between Decatur Boulevard and Arville Street and a portion of a right-of-way being Rogers Street located between Silverado Ranch Road and Le Baron Avenue within Enterprise (description on file). JJ/bb/d (For possible action)

RELATED INFORMATION:

APN:
177-30-104-001

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements and a portion of a right-of-way. The plans depict the vacation and abandonment of a 30 foot wide right-of-way and patent easement on the west side of the lot, including a spandrel at the northwest corner of the lot. The proposed vacation of right-of-way and patent easement will accommodate future development. The applicant is moving forward with pre-submittal and nonconforming zoning change applications.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1446-07	Reclassified the site from R-E to C-1 zoning - expired	Approved by BCC	January 2008
SC-1156-03	Street name change	Approved by PC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	State of Nevada & Federal Offices
South	Public Facilities	R-E (ROI P-F)	Flood Control Facilities

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PETER JENSEN

CONTACT: PETER JENSEN, 10665 GILESPIE STREET, LAS VEGAS, NV 89183

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

8A

APPLICATION TYPE	Public Works sign-off required prior to submittal of VAPE: _____
VACATION & ABANDONMENT (VS): <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY	DATE FILED: <u>8/5/19</u> APP. NUMBER: <u>VS-19-0609</u> PLANNER ASSIGNED: <u>JVM</u> For Applications going to Public Hearing: ACCEPTED BY: <u>JUT</u> TAB/CAC <u>ENTERPRISE</u> FEE: <u>\$87500</u> CHECK #: _____ TAB/CAC DATE: <u>9/11/19</u> TIME: <u>6pm</u> COMMISSIONER: <u>JSS</u> PC MTG DATE: <u>10/1/19</u> ZONE / AE / RNP: <u>R-E</u> BCC MTG DATE: _____ PLANNED LAND USE: <u>ENTRS</u> For Administrative Applications OVERLAY(S)? <u>N/A</u> LETTER DUE DATE: _____ TRAILS? Y/N <input checked="" type="checkbox"/> PFNA? Y/N <input checked="" type="checkbox"/> NOTES: _____
ADMINISTRATIVE VACATION & ABANDONMENT (VAPE): <input type="checkbox"/> PATENT EASEMENTS <input type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET) (ORIGINAL APPLICATION #): _____	STAFF

PROPERTY OWNER	NAME: <u>Peter + Sherry Simon</u> ADDRESS: <u>10665 Wilbur St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: _____ CELL: <u>702-400-5070</u> E-MAIL: <u>Pete@Soundplumbingllc.com</u>
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APPLICANT	NAME: <u>Peter + Sherry Simon</u> ADDRESS: <u>10665 Wilbur St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702-400-5070</u> CELL: <u>702-400-5070</u> E-MAIL: <u>Pete@Soundplumbingllc.com</u> ACA CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Peter Simon</u> ADDRESS: <u>10665 Wilbur St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702-400-5070</u> CELL: _____ E-MAIL: <u>Pete@Soundplumbingllc.com</u> ACA CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-104-001 / 177-30-199-001

PROPERTY ADDRESS and/or CROSS STREETS: 4485 W. Silverado Blvd x Arville

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 Clark
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON February 2nd, 2018 (DATE)
 By L. French-DeCarlo
 NOTARY PUBLIC: L. French-DeCarlo

 Peter Simon

STAFF	Administrative Vacation of Patent Easements is APPROVED / DENIED until _____ to record. Subject to all standard conditions and the following conditions _____ By (Public Works): _____ Date: _____
--------------	--

Peter & Sherry Jensen

10665 Gillespie Street.

Las Vegas, NV 89183

2-1-2018

Clark County Zoning

RE: APN 177-30-199-001 VS of RIGHT-OF-WAY

~~This project located on APN 177-30-104-001 will consist of a 6000 Sq ft building using standard building practices for the area, with stucco exterior & storefront facing Silverado ranch. The primary use of this building is office/warehouse for our Plumbing Company that has been here for over twenty years. We will meet all criteria of improvements, including sidewalks, landscaping, proper setbacks, etc.~~ MRD

The Right-of-Way (Rogers Street) does not originate from the North nor continue to the South in this area, we feel that incorporating it into APN 177-30-104-001 would be a better use of this Right-of-Way MRD

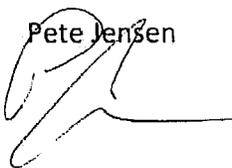
We have owned this property since 2003, always with the intent to build our office at this location. We had done a confirming zone change to a ~~C-2~~ in 2008, now the time is right for us to complete this project. C-1 (ZC-144607)(EXPIRED)

- ~~1. This area is seeing a lot of commercial development along major roads, this property seems to be more fitting as a C-2 than the existing RE.~~
 - ~~2. We feel the re-zoning to C-2 not only compatible with this area but would enhance the surrounding area as well.~~
 - ~~3. With the existing public facilities, roads & services in this area, we do not see any major impact in converting this to a C-2 property.~~
 - ~~4. This type of nonconforming zone change is a typical type zoning for areas like this.~~
- MRD

If anyone has any questions, please call. My cell is 702-400-5070

Thank You

Pete Jensen



10/02/19 BCC AGENDA SHEET

WALL SIGNAGE
(TITLE 30)

WARM SPRINGS RD/BERMUDA RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0634-WARM SPRINGS OWNER, LLC:

DESIGN REVIEW for a comprehensive sign package for an existing office building on 3.7 acres in a C-P (Office and Professional) Zone.

Generally located on the west side of Bermuda Road, approximately 265 feet south of Warm Springs Road within Enterprise. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:
177-09-514-002

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: 375 Warm Springs Road
- Site Acreage: 3.7
- Project Type: Wall signage
- Number of Stories: 2 (building)
- Square Feet: 570 (all signage)

Site Plans

The plans depict an existing 2 story office building on 3.7 acres. Access to the office complex is from both Bermuda Road and Placid Street. The existing office building is centrally located on the parcel with parking along all elevations.

Landscaping

The property has existing landscaping.

Signage

A total of 4 wall signs (360 square feet) will be located on the north elevation, 2 wall signs (120 square feet) on the east elevation and 1 wall sign (90 square feet) on the west elevation of the existing office building. No wall sign will face the residential development to the south.

Building elevation	Maximum # of signs per elevation allowed	Number of signs	Area per sign (square feet)	Total area per building elevation (square feet)	Allowed per Title 30 (square feet)
North	1	4	90	360	50
East	1	2	90 (1) 30 (1)	120	50
West	1	1	90	90	50

Applicant's Justification

The applicant states that the proposed wall signs are to allow current and future tenants the ability to increase signage for improved visibility. This will allow for customers to locate the tenants within the office building when they are visiting the site and when traversing the parking area from Placid Street. Also, those customers coming from Warm Springs Road will be able to locate the office complex. The applicant states the proposed signage will be designed to be proportional and compatible with the existing office building.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-0248-04 (DR-0697-01)	First extension of time to complete 3 office buildings	Approved by PC	September 2004
DR-0697-01	3 office buildings	Approved by PC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & C-1	Hotel/Convenience store
South & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
West	Commercial Neighborhood	C-P	Office building

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The increase in sign area and number of signs are compatible with the goals of the comprehensive sign plan review criteria, which includes impacts to surrounding residential uses, distance from the buildings to the street, proximity of the signs to building entrances and tenant spaces, scale, proportion, and design of the signs as part of the architecture of the buildings. Staff finds there are no signs facing the adjacent residential property to the south and all signs are non-illuminated. Additionally, the sign locations have been integrated into the building façade and are in scale and proportional with the existing building. Staff finds that the signage is harmonious and compatible with the office complex and existing developments in the area; therefore, staff recommends approval.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Applicant is advised to remove temporary signage from sight visibility zones prior to issuance of permits and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WARM SPRINGS OWNER, LLC

CONTACT: JOSH HUNTER, PATRICK'S SIGNS, 5115 ARVILLE ST, LAS VEGAS, NV 89118



LAND USE APPLICATION 9A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>8/13/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$1,150</u> CHECK #: <u>21574</u> COMMISSIONER: <u>M-N</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0634</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9/11</u> TIME: <u>6PM</u> PC MEETING DATE: <u>10/1/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-P</u> PLANNED LAND USE: <u>CN</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>WARM SPRINGS OWNER L L C</u> ADDRESS: <u>375 E WARM SPRINGS RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>WARM SPRINGS OWNER L L C</u> ADDRESS: <u>375 E WARM SPRINGS RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>194243</u>	
	CORRESPONDENT	NAME: <u>JOSH HUNTER</u> ADDRESS: <u>5115 ARVILLE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-873-4463</u> CELL: <u>702-336-7414</u> E-MAIL: <u>JHUNTER@PATRICKSSI</u> REF CONTACT ID #: <u>193678</u>	

ASSESSOR'S PARCEL NUMBER(S): 17709514002
 PROPERTY ADDRESS and/or CROSS STREETS: 375 E. WARM SPRINGS RD / WARM SPRINGS & BERMUDA
 PROJECT DESCRIPTION: INCREASE ALLOWED SQUARE FOOTAGE AND NUMBER OF WALL SIGNS

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

 Property Owner (Signature)*

 Property Owner (Print)

STATE OF NV
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 7/18/2019 (DATE)
 By Brandon Keating
 NOTARY PUBLIC: Danielle N. Steele



*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.



5115 Arville Street, Las Vegas, NV 89118

Clark County
Planning Commission

August 13, 2019

Re: Waiver of Development Standards / Signage
Parcel : 17709514002
375 E. Warm Springs Road
Las Vegas, Nevada 89119

On behalf of the Logic Commercial Real Estate property located at 375 E Warm Springs Road we are requesting approval for increased number of signs and increased square footage allowed for wall signs per elevation where one (1) sign per elevation and 50 square feet of wall sign is allowed per elevation. 30.72-1: On- Premises Signs
This property is zoned C-P 30.40.190

The property is a multi-suite (professional office) building and proposed signs are to allow for current and future tenants. Property management is having difficult fairly representing multiple tenants on the building due to limitations in number of signs and square footage allowed. This request for increased signage will improve visibility and representation of tenants as patrons approach from right of way, cross access points and through the parking areas.

Placement and dimension of proposed signage will be designed to be proportionate, compatible and consistent with buildings architectural design. Proposed signage will enhance overall development and relate visually to identify tenants. All signage will be non-illuminated and restricted to the following sign band areas:

Four (4) 3' x 30' areas - 360 sq. ft. (50 sq. ft. currently allowed) on North (primary) elevation which is approx. 237 linear feet.
One (1) 3' x 30' area - 90 sq. ft. (50 sq. ft. currently allowed) on West elevation which is approx. 139 linear feet.
One (1) 3' x 30' with one (1) 3' x 10' - 120 sq. ft. (50 sq. ft. currently allowed) on East elevation which is approx. 139 linear feet.

Placed only in assigned areas on the building, tenant signage must be approved by property management. Property is adjacent on North and West by commercial property. To the East and 300 LF across Bermuda is residential.

No signage is to be placed on South elevation.

All proposed signage will be subject to approval of the Clark County Building Department.

Your consideration is appreciated.

A handwritten signature in black ink, appearing to read "J. Hunter".

Josh Hunter
Account Executive
Patrick Signs
jhunter@patrickssigns.com
(702) 873-4463 o
(702) 336-7417 c

10/02/19 BCC AGENDA SHEET

NWC BUFFALO SHELBOURNE
(TITLE 30)

BUFFALO DR/SHELBOURNE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500173-MARGINS TRUST & RHODES, STEVEN L. TRS:

TENTATIVE MAP consisting of 79 single family residential lots and common lots on 10.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Buffalo Drive and north side of Shelbourne Avenue within Enterprise. JJ/pb/jd (For possible action)

RELATED INFORMATION:

APN:

176-16-501-016 through 176-16-501-018

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 782 Shelbourne Avenue
- Site Acreage: 10.2
- Number of Lots: 79
- Density (du/ac): 7.8
- Minimum/Maximum Lot Size: 3,325/5,126 (gross/net are the same)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 79 lots on 10.2 acres for a density of 7.8 dwelling units per acre. Lots 65 through lots 74 will front on and access Shelbourne Avenue while the other lots will access Shelbourne Avenue via 49 foot wide public streets with attached sidewalks on both sides. Landscaping will consist of a 15 foot wide landscape area with 5 foot wide detached sidewalks along Buffalo Drive and a 6 foot wide landscape area adjacent to an attached sidewalk along Shelbourne Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-17-700006	Amended the land use designation from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 40 acres including the subject site	Approved by BCC	March 2018

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0085-12	Vacated and abandoned a portion of right-of-way (Mistral Avenue) for the northeastern parcel (176-16-501-017) – recorded	Approved by PC	April 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (3 du/ac to 14 du/ac) & Commercial Neighborhood	RUD & C-1	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac)	R-E & R-E (RNP-1)	Undeveloped
East	Enterprise - Residential High (8 du/ac to 18 du/ac)	R-4	Undeveloped
West	Enterprise - Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Undeveloped

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

Related Applications

Application Number	Request
ZC-19-0652	A conforming zone change to reclassify the site to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-19-0653	A vacation and abandonment 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**

This request meets the tentative map requirements as outlined in Title 30. Approval of the proposed tentative map is contingent upon approval of ZC-19-0652.

**Staff Recommendation
Approval**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Shelbourne Avenue.
- Applicant is advised that the installation of detached sidewalks will require the recordation of the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved street names and suffixes;
- Street A is an extension of Street B shown on TM-19-500088 and shall have the same name.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project, to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0461-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: D.R. HORTON

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



TENTATIVE MAP APPLICATION 10A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>8/15/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$750.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NA</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>TM-19-560173</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9/11</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/2/19</u> ZONE / AE / RNP: <u>RE/1R</u> PLANNED LAND USE: <u>RS</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Precedent Properties, LLC.</u> ADDRESS: <u>3425 Cliff Shadows Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89129</u> TELEPHONE: _____ CELL: <u>702-374-1519</u> E-MAIL: <u>LEVI @ INVESTFWTOLV.COM</u>
----------------	--

APPLICANT	NAME: <u>DR Horton, Inc.</u> ADDRESS: <u>1081 Whitney Ranch Drive, Suite #141</u> CITY: <u>Henderson</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635-3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.com</u> REF CONTACT ID #: _____
-----------	--

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

ASSESSOR'S PARCEL NUMBER(S): 176-16-501-017 & 018

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

TENTATIVE MAP NAME: NWC Buffalo Shelbourne

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

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

	LEVI PARKER
Property Owner (Signature)*	Property Owner (Print)
STATE OF <u>Nevada</u>	
COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>Aug 12, 2019</u> (DATE)	
By <u>Levi Parker, manager</u>	
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.



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ TRAILS? Y / N _____ PFNA? Y / N _____	APP. NUMBER: _____ TAB/CAC: _____ TAB/CAC MTG DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTES: _____
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PROPERTY OWNER	NAME: <u>Margins Trust & Rhodes Steven L TRS</u> ADDRESS: <u>5014 Spanish Hills</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89148-1402</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
-----------------------	--

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

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

ASSESSOR'S PARCEL NUMBER(S): 176-16-501-016

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

TENTATIVE MAP NAME: NWC Buffalo Shelbourne

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

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

 Property Owner (Signature)*	<u>Steven L Rhodes</u> Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>	 PATRICK CUDDY NOTARY PUBLIC STATE OF NEVADA Appt. No. 18-1166-1 My Appl. Expires October 4, 2021
SUBSCRIBED AND SWORN BEFORE ME ON <u>8-2-19</u> (DATE) By <u>Patrick Cuddy</u>	
NOTARY PUBLIC: <u>Patrick Cuddy</u>	

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

Triton Engineering

August 15, 2019

Phil Blount, Principal Planner
Clark County Nevada
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

TM. 19.500173

**Subject: LETTER OF INTENT - DR HORTON, INC., - NWC Buffalo and Shelbourne
Tentative Map, Zone Change, Design Review, Waivers and Vacation Submittals
APN #176-16-501-016, 017 & 018**

As representatives of DR Horton, Inc., we respectfully request your consideration of the attached Zone Change, Design Review, Waiver and Vacation applications to accompany our Tentative Map. The subject property is located in the incorporated Clark County property. The proposed site is located on the Northwest corner of Buffalo and Shelbourne within Section 16, Township 22, Range 60.

DR Horton, Inc. is proposing to develop single family detached residences with a total of 79 lots on 10.20 acres, for a density of 7.74 gross and 7.95 acres net. The current zoning is Rural Estates Residential (RE) and Residential Suburban (RS) Planned Land use. We are proposing the zoned changed to Medium Density Residential (R-2). The minimum lot size required is 3,300 square feet; our smallest lot is 3,325 square feet and our largest lot is 5,689 square feet. This will be a non-gated community with public streets.

The production models are 1735, 1835, 1935, and 2035. This development has two story homes ranging from 1,735 to 2,035 square feet with four different elevations. These plans have 3 to 4 bedrooms with a great room or a loft. The average backyard size is anticipated to be 18' deep. All homes will have 2-car garages.

The roadway and circulation will align and be compatible to the proposed development to the south adjacent to Shelbourne Avenue. The entry alignment will require a waiver for back of curb return to curb return from Buffalo Drive to the first parallel roadway just west of Buffalo Drive. Street A will have an offset from Buffalo Drive of 115' instead of the required 125' between street entries.

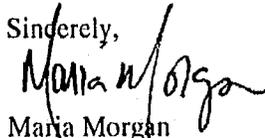
A similar offset entry condition was previously approved by Clark County on the development located directly across Buffalo adjacent to our site on Sonora Del Sol Street and Shelbourne. Our proposed entries are patterned and are similar and compatible to the adjacent development.

We are requesting a waiver of development standards on lot 75 for the separation between the driveway and curb return. Per USD 222, the distance required is 12' and we are requesting 7' due to the compact nature of the site.

Due to the difference in grade changes and drainage patterns for this site, we do not meet the retaining wall criteria per 30.64.050 A. 4. We are requesting a waiver of development standards for retaining walls over the 3' in height on lots 1 through 12 for 3' to 5.3'.

Should there be any questions or require additional information please contact me at 702.254.1480.

Sincerely,



Maria Morgan
Project Coordinator

10/02/19 BCC AGENDA SHEET

CAMDEN SOUTH
(TITLE 30)

BLUE DIAMOND RD/QUARTERHORSE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500176-DIAMOND HORSE, LLC:

TENTATIVE MAP consisting of 40 single family residential lots and common lots on 4.8 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the south side of Blue Diamond Road and the west side of Quarterhorse Lane within Enterprise. JJ/jvm/xx (For possible action)

RELATED INFORMATION:

APN:
176-20-201-010

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 4.8
- Number of Lots/Units: 40
- Density (du/ac): 8.3
- Minimum/Maximum Lot Size: 3,010/4,038
- Project Type: Single family residential

The submitted plan depicts a 40 lot single family residential subdivision on 4.8 acres with a density of 8.3 dwelling units per acre located at the southwest corner of Blue Diamond Road and Quarterhorse Lane. Access to the site is provided by 1 ingress/egress point from Quarterhorse Lane. Individual lots will be accessed from a 38 foot wide private street with a 4 foot wide sidewalk on 1 side of the street. A 10 foot wide landscape strip is located behind an attached sidewalk on Quarterhorse Lane and a 15 foot landscape planter is proposed along Blue Diamond Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0107	Reclassified 5.1 acres from H-2 to R-3 zoning for a multi-family development	Approved by BCC	July 2018
VS-18-0496	Vacation of right-of-way	Withdrawn	August 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	H-2	Undeveloped
East	Residential Suburban (up to 8 du/ac) & Commercial General	R-2 & C-2	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential consisting of single story residences
West	Residential Medium (3 to 14 du/ac)	RUD	Single family residential consisting of 3 story residences

Related Applications

Application Number	Request
WS-19-0673	A waiver of development standards for wall height and setbacks with design reviews for finished grade, alternative lots, and a single family subdivision is a companion item on this agenda.
VS-19-0674	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. However, since staff cannot support the related waiver of development standards and design review, staff cannot support the tentative map.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Current Planning Division - Addressing

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KB HOME

CONTACT: WLB GROUP, INC., 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV
89120

DRAFT



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>8-23-2019</u>	APP. NUMBER: <u>TM-19-500176</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC: <u>Enterprise</u>
		ACCEPTED BY: <u>[Signature]</u>	TAB/CAC MTG DATE: <u>9-25</u> TIME: <u>6PM</u>
		FEE: <u>\$750</u>	PC MEETING DATE: _____
		CHECK #: <u>20355020</u>	BCC MEETING DATE: <u>10-16</u> <u>9AM</u>
		COMMISSIONER: <u>JJ</u>	ZONE / AE / RNP: <u>R-3</u>
		OVERLAY(S)? <u>M4D-3</u>	PLANNED LAND USE: <u>RH</u>
		TRAILS? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	PFNA? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
			NOTES: _____

PROPERTY OWNER	NAME: <u>Diamond Horse, LLC</u>
	ADDRESS: <u>9500 Hillwood Drive #201</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>KB Homes</u>
	ADDRESS: <u>5795 W. Badura, Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 266-8451</u> CELL: _____
	E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>WLB Group</u>
	ADDRESS: <u>3663 E Sunset Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-379-2658</u> CELL: <u>702-379-2658</u>
	E-MAIL: <u>khalpin@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-20-201-010

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Road and Quarterhorse Lane

TENTATIVE MAP NAME: Camden South

NUMBER OF LOTS: 40 GROSS/NET ACREAGE 4.82 GROSS/NET DENSITY 8.3

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)* KHALIL ROOZAN Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 10, 2019 (DATE)
 By Khalil Roozan

NOTARY PUBLIC: Dorothy Grace Shoen



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

August 07, 2019

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

CIVIL
ENGINEERING

**RE: Request to Hold Letter
for Blue Diamond and Quarterhorse
Camden South**

Clark County Planning Staff,

On behalf of KB Home, The WLB Group respectfully submits the attached Tentative Map for Blue Diamond and Quarterhorse (project named Camden South) with the request that it be held in conjunction with the Design Review and Waiver of Development Standards.

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

Respectfully,



Paul E. Valentine, PE
Director of Nevada Operations

10/02/19 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

BUFFALO DR/SHELBOURNE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0653-MARGINS TRUST & RHODES, STEVEN L. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way, and between Shelbourne Avenue and Windmill Lane and a portion of a right-of-way being Buffalo Drive located between Shelbourne Avenue and Windmill Lane within Enterprise (description on file). JJ/pb/jd (For possible action)

RELATED INFORMATION:

APN:

176-16-501-016 through 176-16-501-018

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation of 33 foot wide government patent easements along the northern, eastern, and western boundaries and a 3 foot wide portion of the government patent easements along the southern boundary of the western parcel (176-16-501-016); 33 foot wide government patent easements along the northern and western boundaries of the northeastern parcel (176-16-501-017); and 33 foot wide government patent easements along the western boundary and a 3 foot wide portion of the government patent easement along the southern boundary of the southeastern parcel (176-16-501-018). The plans also show the vacation of a 5 foot wide portion of Buffalo Drive extending north from Shelbourne Avenue along the eastern boundary of the eastern parcels (176-16-501-017 & 018). The applicant indicates that the easements and portions of the right-of-way are no longer required and approval of this application will allow development of the parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-17-700006	Amended the land use designation from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 40 acres including the subject site	Approved by BCC	March 2018

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0085-12	Vacated and abandoned a portion of right-of-way (Mistral Avenue) for the northeastern parcel (176-16-501-017) – recorded	Approved by PC	April 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (3 du/ac to 14 du/ac) & Commercial Neighborhood	RUD & C-1	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac)	R-E & R-E (RNP-I)	Undeveloped
East	Enterprise - Residential High (8 du/ac to 18 du/ac)	R-4	Undeveloped
West	Enterprise - Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

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

Related Applications

Application Number	Request
ZC-19-0652	A conforming zone change to reclassify the site to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-19-500173	A tentative map consisting of 79 residential lots and common elements for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Shelbourne Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: D.R. HORTON

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



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

12A

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>8/15/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: _____ FEE: <u>1875.00</u> CHECK #: _____ COMMISSIONER: <u>JD</u> OVERLAY(S)? <u>NA</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0653</u> TAB/CAC <u>Enterprise</u> TAB/CAC DATE: <u>9/11</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>10/2/19</u> ZONE / AE / RNP: <u>RE/NO</u> PLANNED LAND USE: <u>RS</u>
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PROPERTY OWNER	NAME: <u>Margins Trust & Rhodes Steven L TRS</u> ADDRESS: <u>5014 Spanish Hills</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>DR Horton, Inc.</u> ADDRESS: <u>1081 Whitney Ranch Drive, Suite #141</u> CITY: <u>Henderson</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Triton Engineering</u> ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702-254-1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-16-501-016

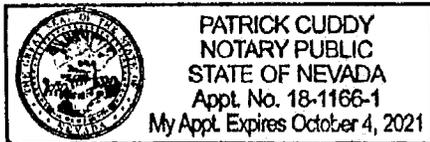
PROPERTY ADDRESS and/or CROSS STREETS: NWC of Buffalo Drive & Shelbourne Avenue

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

[Signature]
 Property Owner (Signature)

Steven L. Rhodes
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 8-2-19 (DATE)
 By Patrick Cuddy
 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.



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE		STAFF	DATE FILED: _____	APP. NUMBER: <u>VS-19-0653</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: _____	TAB/CAC _____
			ACCEPTED BY: _____	TAB/CAC DATE: _____ TIME: _____
			FEE: _____ CHECK #: _____	PC MEETING DATE: _____
			COMMISSIONER: _____	BCC MTG DATE: _____
			OVERLAY(S)? _____	ZONE / AE / RNP: _____
			TRAILS? Y/N _____ PFNA? Y/N _____	PLANNED LAND USE: _____

PROPERTY OWNER	NAME: <u>Precedent PROPERTIES, LLC</u>
	ADDRESS: <u>3425 Cliff Shadows Parkway</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89129</u>
	TELEPHONE: _____ CELL: <u>702-374-1519</u>
	E-MAIL: <u>LEVI@INVESTINTOLV.COM</u>

APPLICANT	NAME: <u>DR Horton, Inc.</u>
	ADDRESS: <u>1081 Whitney Ranch Drive, Suite #141</u>
	CITY: <u>Henderson</u> STATE: <u>NV.</u> ZIP: <u>89014</u>
	TELEPHONE: <u>702-635-3600</u> CELL: _____
	E-MAIL: <u>jrgenovese@drhorton.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Triton Engineering</u>
	ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-254-1480</u> CELL: _____
	E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-16-501-017 & 018

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

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

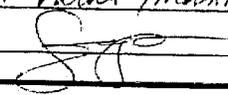


Property Owner (Signature)*

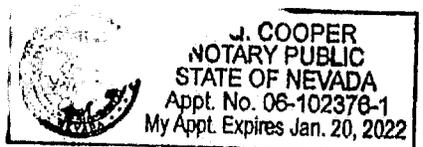
STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Sept. 12, 2019 (DATE)

By Levi Parker, manager

NOTARY PUBLIC: 

LEVI PARKER
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.

Triton

Engineering

August 15, 2019

Phil Blount, Principal Planner
Clark County Nevada
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

VS-19-0653

**Subject: LETTER OF INTENT - DR HORTON, INC., - NWC Buffalo and Shelbourne
Tentative Map, Zone Change, Design Review, Waivers and Vacation Submittals
APN #176-16-501-016, 017 & 018**

As representatives of DR Horton, Inc., we respectfully request your consideration of the attached Zone Change, Design Review, Waiver and Vacation applications to accompany our Tentative Map. The subject property is located in the incorporated Clark County property. The proposed site is located on the Northwest corner of Buffalo and Shelbourne within Section 16, Township 22, Range 60.

DR Horton, Inc. is proposing to develop single family detached residences with a total of 79 lots on 10.20 acres, for a density of 7.74 gross and 7.95 acres net. The current zoning is Rural Estates Residential (RE) and Residential Suburban (RS) Planned Land use. We are proposing the zoned changed to Medium Density Residential (R-2). The minimum lot size required is 3,300 square feet; our smallest lot is 3,325 square feet and our largest lot is 5,689 square feet. This will be a non-gated community with public streets.

The production models are 1735, 1835, 1935, and 2035. This development has two story homes ranging from 1,735 to 2,035 square feet with four different elevations. These plans have 3 to 4 bedrooms with a great room or a loft. The average backyard size is anticipated to be 18' deep. All homes will have 2-car garages.

The roadway and circulation will align and be compatible to the proposed development to the south adjacent to Shelbourne Avenue. The entry alignment will require a waiver for back of curb return to curb return from Buffalo Drive to the first parallel roadway just west of Buffalo Drive. Street A will have an offset from Buffalo Drive of 115' instead of the required 125' between street entries.

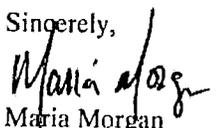
A similar offset entry condition was previously approved by Clark County on the development located directly across Buffalo adjacent to our site on Sonora Del Sol Street and Shelbourne. Our proposed entries are patterned and are similar and compatible to the adjacent development.

We are requesting a waiver of development standards on lot 75 for the separation between the driveway and curb return. Per USD 222, the distance required is 12' and we are requesting 7' due to the compact nature of the site.

Due to the difference in grade changes and drainage patterns for this site, we do not meet the retaining wall criteria per 30.64.050 A. 4. We are requesting a waiver of development standards for retaining walls over the 3' in height on lots 1 through 12 for 3' to 5.3'.

Should there be any questions or require additional information please contact me at 702.254.1480.

Sincerely,


Maria Morgan
Project Coordinator

10/02/19 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

BLUE DIAMOND RD/QUARTERHORSE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0674-DIAMOND HORSE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and between Quarterhorse Lane and Fort Apache Road within Enterprise (description on file). JJ/jvm/xx (For possible action)

RELATED INFORMATION:

APN:

176-20-201-010

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon several easements of interest to Clark County. The first being a 10 foot wide drainage easement located along the southern boundary of the subject parcel, starting at Quarterhorse Lane and traversing westward approximately 240 feet. The second and third easements are a 5 foot wide patent easement and a 5 foot wide right-of-way grant (easement) that are both located along the eastern boundary of the property. The applicant indicates that these easements are not required to develop the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0107	Reclassified 5.1 acres from H-2 to R-3 zoning for a multi-family development	Approved by BCC	July 2018
VS-18-0496	Vacation of right-of-way	Withdrawn	August 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	H-2	Undeveloped
East	Residential Suburban (up to 8 du/ac) & Commercial General	R-2 & C-2	Single family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential consisting of single story residences
West	Residential Medium (3 to 14 du/ac)	RUD	Single family residential consisting of 3 story residences

The immediate area is within the Public Facilities Needs Assessment (PFNA) area and MUD-3 Overlay District.

Related Applications

Application Number	Request
WS-19-0673	A waiver of development standards for wall height and setbacks with design reviews for finished grade, alternative lots, and a single family subdivision is a companion item on this agenda.
TM-19-500176	A tentative map for a 40 lot single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KB HOME

CONTACT: WLB GROUP, INC., 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV
89120

DRAFT

10/02/19 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

CACTUS AVE/AMIGO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0617-CHURCH HOPE BAPTIST LV, INC:

WAIVER OF DEVELOPMENT STANDARDS for alternative parking lot landscaping.
DESIGN REVIEW for a new place of worship building with parking area on 14.3 acres in a P-F (Public Facilities) Zone.

Generally located on the north side of Cactus Ave, 1300 feet east of Amigo Street within Enterprise. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:

177-27-401-028; 177-27-801-016

WAIVER OF DEVELOPMENT STANDARDS:

Permit alternative landscaping within the parking lot where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 850 E. Cactus Avenue
- Site Acreage: 14.3
- Project Type: Place of worship and parking
- Number of Stories: 1
- Building Height (feet): 46
- Square Feet: 36,706 (new place of worship)
- Parking Required/Provided: 606/902

Site Plan

The plan depicts a parcel with an existing 1 story place of worship building (16,735 square feet) on the southern central portion of the property and a 2 story school/administrative building (27,706 square feet) is located to the northeast of the existing place of worship building. A new 1 story worship hall is proposed to the north and west of the existing buildings and will be 36,706

square feet. A courtyard area is located in the central area of the 3 buildings. Existing parking is located directly to the east, west, and north of the building locations. New parking and landscaping will be located on the north and west sides of the second parcel. A commercial driveway exists on Cactus Avenue. A second commercial driveway is proposed on the western side of the property.

Landscaping

Landscaping exists along Cactus Avenue and throughout the developed portion of the property. Landscaping per Figure 30.64-14 is proposed in the new parking area to the north and west of the existing buildings. Landscape islands and landscape strips have been eliminated from the 2 closest parking sections to the proposed worship hall in order to provide for uninterrupted paved parking area for future events. Landscaping on the perimeter of the site meets Title 30 requirements.

Elevations

The plans show the new worship hall as a 1 story, 46 foot high building with metal framed walls and stucco exteriors. The east elevation shows more than 50 percent of the building face to be windows and the entrance to the building on the south side. The existing buildings will be painted to match the new building in neutral colors with dark bronze accent colors.

Floor Plans

The new worship hall will have an auditorium, restrooms, lobby, audio visual rooms, storage, and various support rooms including a room for the pastor. The hall will accommodate 1,800 seats.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed new worship hall is different than what was originally approved with UC-0074-10 phase II. The new building warranted a new color scheme for the entire site. The existing worship hall will be converted into a youth center and the administrative building will be expanded to accommodate current needs. The applicant is requesting a waiver for alternative parking lot landscaping in 1 portion of the parking lot to provide the space for future events.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0158-13	Child care facility and playground	Approved by PC	May 2013
ET-0041-12 (UC-0074-10)	First extension of time to commence the redesign of a place of worship with ancillary uses, buildings, and lighting	Approved by PC	May 2012
DR-0504-11	2 freestanding signs in conjunction with a place of worship	Approved by PC	December 2011

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0475-10	Redesign of the place of worship and a waiver of landscaping on the eastern property line	Approved by PC	November 2010
UC-0074-10	Place of worship	Approved by PC	November 2010
VS-10-0242	Vacation and abandonment of easements along Pollock Drive (alignment) and Cactus Avenue	Approved by PC	July 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	P-F	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Commercial Neighborhood & Residential High (8 to 18 du/ac)	R-3 & C-1	Multi-family & undeveloped commercial
West	Residential Suburban (up to 8 du/ac)	P-F	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

The project site has been designed in a manner that meets the intent of Title 30. The elimination of 3 landscape islands and 2 landscape strips are on the internal portion of the property and will not be seen from the street. The remainder of the landscaping on the property meets Title 30. Staff finds that the waiver is appropriate because the area with no landscaping will not be seen from neighboring properties and the rest of the landscaping meets Code; therefore, staff supports the request.

Design Review

Staff finds that the project's site design is in compliance with Title 30 and the project provides more parking than required, landscaping both on the border to the site and internally will provide a cohesive design with the surrounding area. Therefore, staff can support the request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.

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 #0460-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MORNE MARITZ

CONTACT: TIM BROWN, 850 E. CACTUS AVE, LAS VEGAS, NV 89183



LAND USE APPLICATION 14A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>8/7/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>\$675</u> CHECK #: <u>3523</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA</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>DR-19-0617</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9/11</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/2 @ 9am</u> ZONE / AE / RNP: <u>P-F</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Hope Baptist Church of Las Vegas, Inc</u> ADDRESS: <u>850 E Cactus Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702-896-5924</u> CELL: <u>702-672-2110</u> E-MAIL: <u>Morne@hopechurchonline.com</u>	
	APPLICANT	NAME: <u>Morne Maritz</u> ADDRESS: <u>850 E Cactus Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702-896-5924</u> CELL: <u>702-672-2110</u> E-MAIL: <u>Morne@hopechurchonline.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Tim Brown</u> ADDRESS: <u>850 E Cactus Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702-896-5924</u> CELL: <u>702-861-2591</u> E-MAIL: <u>Tim@hopechurchonline.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-27-401-028 / 177-27-801-016

PROPERTY ADDRESS and/or CROSS STREETS: 850 E Cactus Ave Cactus/Bermuda

PROJECT DESCRIPTION: _____

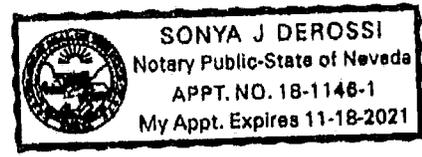
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

_____ TRAVIS OGLE
 Property Owner (Signature)* Property Owner (Print)

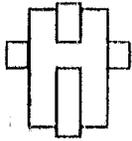
STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 8-10-2019 (DATE)
 By Travis Ogle

NOTARY PUBLIC: Sonya J Derossi



*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.



HOPECHURCH

web: www.hopechurchonline.com

address: 850 E. Cactus Ave, Las Vegas, NV 89183

office: 702.896.5924 fax: 702.263.3622

PLANNER
COPY

DR-19-0617

JUSTIFICATION LETTER CLARK COUNTY DEPARTMENT OF BUILDING SERVICES

The Hope Baptist Church facility will be constructing the Phase II of a previously approved site improvement plan. As a recap Phase I was a single story tilt up building that consists of 1000 seat worship center with lobby and support space with a two-story tilt up children's/administration building with adjacent parking areas, landscape per code requirements. Both the Phase I buildings had architectural features consisting of raw corrugated metal on the building exterior and rooftop screens. The previously approved Phase II plan consisted of a new tilt up worship center building that would seat 2300 with a lobby and support space in addition to the two-story children's building and renovation of the Phase I worship center into a youth building. Additional parking would be added in Phase II as required by code.

The intent of this new Justification Letter is to list the changes to the previously approved plan based on our current use and needs. The new Phase II building will now be an 1800 seat worship center with lobby and support spaces. The building will be a single level steel structure with metal framed walls and stucco exteriors. Tilt up panels were not able to span the distances required within the new sanctuary without creating obstruction to the floor plan. The exterior wall color will be more neutral toned to blend in with the surrounding developed buildings. The two existing buildings with rusted corrugated metal panels and rich burnt orange colors will be painted to match the color and neutral palette of the new building so the entire campus is copesetic and consistent. Both the Phase I and Phase II buildings will have dark bronze accent colors to match the window mullions and coping at the top of the walls.

The approved Design review for the Phase II 2010 Hope Church worship center yielded a total building square footage of 36,886 square feet, with a maximum building height of 38' 6". The new proposal design will yield a total 36,706 square feet, with a maximum building height of 46'0".

The planned use of Phase II is as follows: The new construction of an 1800-seat worship center for the Saturday evening services, Sunday morning and evening services. Community outreach programs and church meetings will be held nightly throughout the week. The previous 1000-seat worship center will be renovated into a youth center. The current administration building will be renovated for growth in administration staffing.

Hope Baptist Church will maintain the plan to increase the parking count in Phase II providing additional parking above the Clark County parking requirements.

An approved Traffic Analysis was approved, dated June 2, 2010, in the previous entitlement submission for the development of Phase I and Phase II of this site.

10/02/19 BCC AGENDA SHEET

OUTSIDE DINING/PARKING REDUCTION
(TITLE 30)

JONES BLVD/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0633-ZIMMERMAN, STANLEY R. REVOCABLE TRUST & ZIMMERMAN, STANLEY R. TRS:

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEW for a proposed outside dining/drinking patio in conjunction with a restaurant/lounge within an existing shopping center on a portion of 3.9 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Jones Boulevard, 490 feet south of Warm Springs Road within Enterprise. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

176-11-515-002; 176-11-515-003; 176-11-515-005; & 176-11-515-006 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce on-site parking to 163 spaces where a minimum of 167 spaces have been approved and 177 spaces are required per Table 30.60-1 (a 2% reduction and 8% reduction, respectively).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary:

- Site Address: 7399 S. Jones Boulevard
- Site Acreage: 3.9 (portion)
- Project Type: Outside dining/drinking patio with a reduction in parking
- Number of Stories: 1
- Building Height (feet): Up to 26
- Square Feet: 465 (outside patio); 4,914 (restaurant/lounge)
- Parking Required/Provided: 177/163

Site Plan

The plan depicts an existing shopping center that contains in-line retail shops, pad site buildings, and a convenience store with gasoline sales. The restaurant/lounge building and outside dining

patio are located along Jones Boulevard, just east of the in-line retail shops. The 465 square foot, outside dining area is located on the north side of the subject building within an existing parking area. A total of 4 parking spaces will be removed in order to construct the patio. A wrought iron fence fully encloses the outside dining area. All sides of the patio will meet the required 48 inch wide pedestrian access area around outside dining. The subject building shares parking and access with the remaining commercial center.

Landscaping

No changes are proposed or required to existing landscaped areas with this request.

Elevations

The exterior of the existing building is stucco finish painted in earth tone colors. The plans also show a 4 foot high wrought iron fence that separates the outside dining patio from the sidewalk. The only change to the exterior of the building is 3 new panel sliding windows that lead out to the dining area on the north side of the building.

Floor Plans

The outside seating area is shown at 465 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the shopping center was previously approved for a slight reduction in parking per (WS-18-0590). They believe the 4 additional spaces requested with this waiver will not adversely impact the overall shopping center. Furthermore, they believe this addition to the restaurant/lounge will make the business more viable and attract additional customers.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0590	Reduced parking and design review for a proposed retail pad site building within an existing shopping center	Approved by BCC	November 2018
VS-0705-04	Vacated and abandoned a portion of Jones Boulevard to accommodate a detached sidewalk	Approved by PC	June 2004
DR-0671-04	Shopping center	Approved by BCC	May 2004
TM-0142-04	1 lot commercial subdivision	Approved by PC	April 2004
ZC-1397-02	Reclassified the site to C-2 zoning for a commercial center	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial General	C-2	Portions of subject shopping center
South	Residential High (8 du/ac to 18 du/ac)	R-3	Single family subdivision
East	Business and Design/Research Park	C-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

The shopping center has already been approved for a reduction in parking, and staff is concerned that a further reduction in parking may negatively impact the existing center. Although the reduction to the required number of parking spaces is minimal, the request is a self-imposed hardship based on the expansion of the existing use into the parking lot. Therefore, staff recommends denial.

Design Review

Since staff is not supporting the waiver to reduce parking, staff cannot support the design review for the outside patio since 4 additional parking spaces will be removed in order to construct the outside dining.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KOURETAS VENTURES, LLC

CONTACT: JIM PEERY, J. PEERY CONSTRUCTION, 7420 FENCEROW STREET, LAS VEGAS, NV 89131

DRAFT



LAND USE APPLICATION

15A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>8.12.19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$1,150.00</u> CHECK #: <u>Debt Card</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y / <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS.19.0633</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9/11/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/2/19</u> ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>Ent CG</u> NOTIFICATION RADIUS: <u>500</u> ^{FT} SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>WS-18-0590</u> COMMENCE/COMPLETE: _____	
	PROPERTY OWNER NAME: <u>Zimmerman Stanley Revocable Trust</u> ADDRESS: <u>6363 Christie Ave #2517</u> CITY: <u>Emeryville</u> STATE: <u>CA</u> ZIP: <u>94608</u> TELEPHONE: <u>702-287-7809 5.H</u> CELL: <u>510-467-415 415-290-2084</u> E-MAIL: <u>dkouretas@yahoo.com 5.H. Saji Zimmman Trust</u> <u>995011.com</u>	APPLICANT NAME: <u>Kouretas Ventures LLC</u> ADDRESS: <u>6671 Las Vegas Blvd #210</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-287-7809</u> CELL: <u>same</u> E-MAIL: <u>dkouretas@yahoo.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT NAME: <u>SAME as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 176-11-515-003
 PROPERTY ADDRESS and/or CROSS STREETS: 7345 Jones Blvd
 PROJECT DESCRIPTION: Eliminate 4 parking spaces for outdoor patio

(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] Trustee Saji Z. Heyman 7/25/19
 Property Owner (Signature)* Property Owner (Print)

STATE OF CALIFORNIA
 COUNTY OF ALAMEDA
 SUBSCRIBED AND SWORN BEFORE ME ON 7/25/2019 (DATE)
 By Saji Z. Heyman
 NOTARY PUBLIC: [Signature]

ARMAN AKRAM KHAN
 Notary Public - California
 Alameda County
 Commission # 2234719
 My Comm. Expires Mar 18, 2022

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

Justification Letter

Jim Peery
J. Peery Construction, Inc.
Cell: 702-325-7170

July 10, 2019

To Whom It May Concern:

This justification letter is in regards to a waiver of development standards for parking reduction for the shopping center and a design review for an outdoor patio. We are building an outdoor patio for Lucky's Lounge, and eliminating 4 parking stalls will help us accomplish this. The entire shopping center was approved for a reduction in parking per WS-18-0590. The parking was reduced from 177 required spaces to 167 provided parking stalls. The applicant is requesting to reduce the parking from 167 to 163 parking stalls to accommodate the proposed outdoor patio. The outdoor patio will meet the conditions listed in Table 30.44-1 for Outside Dining in a C-2 Zone.

Thank you for your time and consideration.

The current parking analysis is as follows:

APN#:	176-11-515-002, 003, 005
REQUIRED ZONING:	C2
EXISTING ZONING:	C2
CONVENIENCE STORE:	3,180 S.F.
CARWASH (SELF SERVE ACCESSORY):	1,087 S.F.
RETAIL/LEASE:	20,222 S.F.
RETAIL PAD:	6,000 S.F.
TAVERN:	4,900 S.F.
TOTAL BLDG:	35,389 S.F.
REQUIRED PARKING:	34,302 S.F. @ 5/1000 = 177 SPACES (6 ACCESSIBLE SPACES REQUIRED)
PROVIDED PARKING:	166 AUTO 1 MOTORCYCLE (MC) 163 TOTAL SPACES PROVIDED (WAIVER FOR 4 SPACES REQ.)
REQUIRED LOADING SPACES:	3 (TOTAL SITE)
PROVIDED LOADING SPACES:	3

Sincerely,



10/02/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

BLUE DIAMOND RD/QUARTERHORSE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0673-DIAMOND HORSE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce rear setbacks; 3) reduce open space; and 4) reduce street intersection off-sets.

DESIGN REVIEWS for the following: 1) increased finish grade; and 2) a single family residential subdivision on 4.8 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the south side of Blue Diamond Road and the west side of Quarterhorse Lane within Enterprise. JJ/jvm/xx (For possible action)

RELATED INFORMATION:

APN:

176-20-201-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 12 feet (6 foot screen wall with 6 foot retaining wall) where 9 feet is the maximum allowed (6 foot screen wall with 3 foot retaining wall) per Section 30.64.050 (a 33% increase).
2. Reduce the rear setback to 6 feet where 15 feet is required per Table 30.40-2 (a 60% reduction).
3. Reduce open space to 1,700 square feet where 8,000 square feet is required per Table 30.40-2 (a 79% reduction).
4. Reduce a street intersection off-set to 101 feet where 125 feet is required per Section 30.52.052 (a 19% reduction).

DESIGN REVIEWS:

1. Increase the finished grade to 72 inches where 18 inches is allowed per Section 30.32.040 (a 300% increase).
2. Single family residences.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.8
- Number of Lots/Units: 40
- Density (du/ac): 8.3
- Minimum/Maximum Lot Size (square feet): 3,010/4,038
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 27
- Open Space Required/Provided (square feet): 8,000/1,700

Site Plan

The submitted plan depicts a 40 lot single family residential subdivision on 4.8 acres with a density of 8.3 dwelling units per acre located at the southwest corner of Blue Diamond Road; and Quarterhorse Lane. Access to the site is provided by 1 ingress/egress point from Quarterhorse Lane. Individual lots will be accessed from a 38 foot wide private street with a 4 foot wide sidewalk on 1 side of the street. The lots range in size from a minimum of 3,010 square feet to a maximum of 4,038 square feet.

Landscaping

A 10 foot wide landscape strip is located behind an attached sidewalk on Quarterhorse Lane and a 15 foot wide landscape planter with walking trail is proposed along Blue Diamond Road however, this required landscaping cannot be used toward fulfilling the open space requirement for this project. The applicant is providing a 1,700 square foot area within the subdivision that will be landscaped and have benches provided.

Elevations

The submitted elevations depict four, 2-story plans with 3 distinct elevation options that include architectural articulation on all sides of the homes. The tallest home is approximately 27 feet in height. Construction materials include stucco exteriors, tile roofs with stone veneer accents.

Floor Plans

The floor plans submitted indicate homes ranging in size from 1,455 square feet to 2,469 square feet. All plans show typical home layouts with 2 car garages.

Applicant's Justification

The applicant indicates that the waiver for wall height is needed because of the existing developments surrounding the property. In addition, the waiver for the rear yard setback is needed because of the lot sizes and the 20 foot long driveway requirements. Further, the applicant states that this is an in-fill development that is compatible with development in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0107	Reclassified 5.1 acres from H-2 to R-3 zoning for a multi-family development	Approved by BCC	July 2018
VS-18-0496	Vacation of right-of-way	Withdrawn	August 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	H-2	Undeveloped
East	Residential Suburban (up to 8 du/ac) & Commercial General	R-2 & C-2	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential consisting of single story residences
West	Residential Medium (3 to 14 du/ac)	R1D	Single family residential consisting of 3 story residences

Related Applications

Application Number	Request
TM-19-500176	A tentative map for a 40 lot single family residential development is a companion item on this agenda.
VS-19-0674	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff cannot support the request to increase the retaining wall height to 6 feet; it has not been justified by the applicant that there is a need for this increase. In addition, the requested increases are adjacent to the existing single family developments creating the need for redundant walls that could negatively impact the existing residences.

Waiver of Development Standards #2

Staff cannot support the request to reduce the rear yard setback to 6 feet especially when abutting existing single family residential properties. The second story windows of the houses on the south side of the proposed project will look directly into the rear yards of the existing development. In addition, this is a vacant piece of property that with the proper design should not have the negative impact on existing residential development. Therefore, staff cannot support this request.

Waiver of Development Standards #3

Staff cannot support the reduction of open space for this project. The required 8,000 square feet is a nominal amount of open space for a 40 lot subdivision. The applicant is proposing lots that have minimal setbacks and virtually no back yards in which to recreate and/or congregate and providing the required open space would provide a location for the future residents to achieve these daily activities.

Design Review #2

Staff finds that the proposed lot layout is not compatible with the surrounding area. The existing subdivision directly abutting this proposal to the south has lots that are greater than 6,500 square feet with a width of 63 feet. The lots within this proposal are 3,810 square feet with a width of 35 feet. To summarize, each of the existing homes would have two 2 story houses in their back yards located 6 feet from the property line. Staff finds that because this is a vacant property, that a more thoughtful design could be incorporated that would not impact the development to the south in such a negative way. In addition, staff is not supporting the waivers for increased wall height or reduced rear setback; therefore, staff does not support the design review.

Waiver of Development Standards #4

?????PW

Design Review #1

PW?????

Staff Recommendation

Denial of WS#1 thru #3 and DR#2..

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Expunge Conditions of approval for ZC-18-0107;
- 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MARK BANGAN
CONTACT: WLB GROUP, INC., 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

DRAFT



10/02/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

BUFFALO DR/SHELBOURNE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0652-MARGINS TRUST & RHODES, STEVEN L. TRS:

ZONE CHANGE to reclassify 10.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

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

DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade.

Generally located on the west side of Buffalo Drive and the north side of Shelbourne Avenue within Enterprise (description on file). JJ/pb/jd (For possible action)

RELATED INFORMATION:

APN:

176-16-501-016 through 176-16-501-018

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined screen wall and retaining wall height to 11.3 feet (5.3 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Figure 30.64.15 (a 25.6% increase).
2. Reduce a street intersection off-set to 115 feet where a minimum of 125 feet is required per Chapter 30.52 (an 8% reduction).
3. Reduce the separation for a driveway to the back of curb radius for a street intersection to 7 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 41.7% reduction).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finished grade up to 5 feet 3 inches above the grade of an adjacent residential use where 18 inches is the standard per Section 30.32.040 (a 250% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7820 Shelbourne Avenue
- Site Acreage: 10.2
- Number of Lots: 79
- Density (du/ac): 7.8
- Minimum/Maximum Lot Size: 3,325/5,126 (gross/net are the same)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 28
- Square Feet: 1,732 to 2,669

Site Plans

The plans depict a single family residential development consisting of 79 lots on 10.2 acres for a density of 7.8 dwelling units per acre. Lots 65 through lots 74 will front on and access Shelbourne Avenue while the other lots will access to Shelbourne Avenue via 49 foot wide public streets with attached sidewalks on both sides. The applicant indicates the increased retaining wall height is required along the eastern boundary of the site adjacent to Buffalo Drive. The reduced street intersection off-set is required for the access point on Shelbourne Avenue west of Buffalo Drive. The reduced separation for a driveway to the back of curb radius for a street intersection is required for lot 75 adjacent to Shelbourne Avenue.

Landscaping

Landscaping will consist of a 15 foot wide landscape area with a detached sidewalk along Buffalo Drive and a 6 foot wide landscape area adjacent to an attached sidewalk along Shelbourne Avenue.

Elevations

The plans depict 4 different models with each model having potential variations including covered porches, building pop-outs, etc. All elevations depict fenestration on windows, doors, and enhanced architectural elements. The buildings range in height from 25 feet to 28 feet.

Floor Plans

The plans depict 4 different models comprised of 2 story floor plans that have a 2 car garage (front loaded) and range between 1,732 square feet to 2,669 square feet with available options.

Applicant's Justification

The applicant indicates proposed zoning conforms to the land use plan and the design of the project is compatible with the existing and approved land uses in the area. The waiver to increase the wall height and design review for increased finished grade are required due to the difference in grade changes and drainage patterns on the site. A similar request to reduce the street intersection off-set was approved for a similar development on the south side of Shelbourne Avenue and the proposed access will line up with the approved access to the south. The reduced separation for a driveway to the back of curb radius for a street intersection is required for lot 75 adjacent to Shelbourne Avenue due to the compact nature of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-17-700006	Amended the land use designation from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 40 acres including the subject site	Approved by BCC	March 2018
VS-0085-12	Vacated and abandoned a portion of right-of-way (Mistral Avenue) for the northeastern parcel (176-16-501-017) – recorded	Approved by PC	April 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (3 du/ac to 14 du/ac) & Commercial Neighborhood	RUD & C-1	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac)	R-E & R-E (RNP-I)	Undeveloped
East	Enterprise - Residential High (8 du/ac to 18 du/ac)	R-4	Undeveloped
West	Enterprise - Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

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

Related Applications

Application Number	Request
VS-19-0653	A vacation and abandonment of patent easements and right-of-way is a companion item on this agenda.
TM-19-500173	A tentative map consisting of 79 residential lots and common elements for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning
Zone Change**

This request for a zone boundary amendment conforms to the Enterprise Land Use Plan which designates this site as Residential Suburban. The development is consistent and compatible with the proposed and approved land uses in the area. Therefore, staff supports the zone change.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

The proposed 11.3 foot high wall is located along the eastern boundary of the site adjacent to a 15 foot wide landscape area with a detached sidewalk along Buffalo Drive. Staff finds the landscape area will mitigate any impacts of the wall and can support this request.

Design Review #1

The 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 and off-site circulation patterns. The design of the elevations and floor plans comply with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. Approval of the design review is contingent upon approval of waivers of development standards #2 and #3, which staff does not support.

Public Works - Development Review

Waivers of Development Standards #2 & #3

Staff finds the request to reduce the street intersection off-set and separation of the driveway to the back of curb radius to be self-imposed hardships that can be rectified with a site redesign.

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or 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;
- Right-of-way dedication to include 30' feet for Shelbourne Avenue;
- Applicant is advised that the installation of detached sidewalks will require the recordation of the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 176-16-501-018; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0461-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: D.R. HORTON

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



LAND USE APPLICATION 17A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

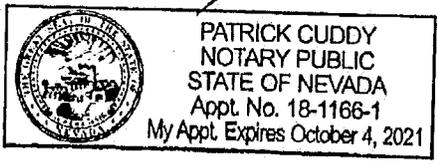
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input checked="" type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>8/15/19</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$2,200.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>20-19-0652</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/11</u> TIME: <u>6:00p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/2/19</u> ZONE / AE / RNP: <u>RE/NO</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Margins Trust & Rhodes Steven L TRS</u> ADDRESS: <u>5014 Spanish Hills</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89148-1402</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>DR Horton, Inc.</u> ADDRESS: <u>1081 Whitney Ranch Drive, Suite #141</u> CITY: <u>Henderson</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.co</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Triton Engineering</u> ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-16-501-016
 PROPERTY ADDRESS and/or CROSS STREETS: NWC Buffalo Drive & Shelbourne Avenue
 PROJECT DESCRIPTION: Single Family Residential

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

[Signature] Property Owner (Signature)* Steven L Rhodes Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 8-2-19 (DATE)
 By PATRICK CUDDY
 NOTARY PUBLIC: [Signature]



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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ APP. NUMBER: <u>2019-0652</u> PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER	NAME: <u>Precedent Properties, LLC.</u> ADDRESS: <u>3425 Cliff Shadows Pkwy</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89129</u> TELEPHONE: _____ CELL: <u>702-374-1519</u> E-MAIL: <u>levi @ INVEST INTO LV.COM</u>	
	APPLICANT	NAME: <u>DR Horton, Inc.</u> ADDRESS: <u>1081 Whitney Ranch Drive, Suite #141</u> CITY: <u>Henderson</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.co</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Triton Engineering</u> ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-16-501-017 - 018
 PROPERTY ADDRESS and/or CROSS STREETS: NWC Buffalo Drive & Shelbourne Avenue
 PROJECT DESCRIPTION: Single Family Residential

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

 Property Owner (Signature)*

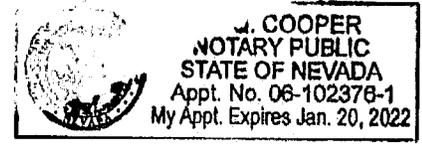
LEVI PARKER

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Aug. 12, 2019 (DATE)
 By Levi Parker, manager

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.

August 15, 2019

Phil Blount, Principal Planner
Clark County Nevada
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

**Subject: LETTER OF INTENT - DR HORTON, INC., - NWC Buffalo and Shelbourne
Tentative Map, Zone Change, Design Review, Waivers and Vacation Submittals
APN #176-16-501-016, 017 & 018**

As representatives of DR Horton, Inc., we respectfully request your consideration of the attached Zone Change, Design Review, Waiver and Vacation applications to accompany our Tentative Map. The subject property is located in the incorporated Clark County property. The proposed site is located on the Northwest corner of Buffalo and Shelbourne within Section 16, Township 22, Range 60.

DR Horton, Inc. is proposing to develop single family detached residences with a total of 79 lots on 10.20 acres, for a density of 7.74 gross and 7.95 acres net. The current zoning is Rural Estates Residential (RE) and Residential Suburban (RS) Planned Land use. We are proposing the zoned changed to Medium Density Residential (R-2). The minimum lot size required is 3,300 square feet; our smallest lot is 3,325 square feet and our largest lot is 5,689 square feet. This will be a non-gated community with public streets.

The production models are 1735, 1835, 1935, and 2035. This development has two story homes ranging from 1,735 to 2,035 square feet with four different elevations. These plans have 3 to 4 bedrooms with a great room or a loft. The average backyard size is anticipated to be 18' deep. All homes will have 2-car garages.

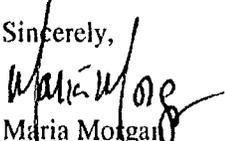
The roadway and circulation will align and be compatible to the proposed development to the south adjacent to Shelbourne Avenue. The entry alignment will require a waiver for back of curb return to curb return from Buffalo Drive to the first parallel roadway just west of Buffalo Drive. Street A will have an offset from Buffalo Drive of 115' instead of the required 125' between street entries.

A similar offset entry condition was previously approved by Clark County on the development located directly across Buffalo adjacent to our site on Sonora Del Sol Street and Shelbourne. Our proposed entries are patterned and are similar and compatible to the adjacent development.

We are requesting a waiver of development standards on lot 75 for the separation between the driveway and curb return. Per USD 222, the distance required is 12' and we are requesting 7' due to the compact nature of the site.

Due to the difference in grade changes and drainage patterns for this site, we do not meet the retaining wall criteria per 30.64.050 A. 4. We are requesting a waiver of development standards for retaining walls over the 3' in height on lots 1 through 12 for 3' to 5.3'.

Should there be any questions or require additional information please contact me at 702.254.1480.

Sincerely,

Maria Morgan
Project Coordinator

Enterprise TAB Budget Requests 2019/2020

As of 22 Oct 2018

Enterprise's overall need for multiple county facilities

- *Enterprise requires multiple community centers, seniors' facilities and aquatic facilities due to significant connectivity barriers and rapidly increasing population.*
 - *There are 198,000+ citizens in Enterprise.*
 - *Enterprise covers 67 sq. miles.*
 - *Residential uses are increasing rapidly.*
- *If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.*
- *There are significant connectivity barriers within Enterprise.*
 - *Interstate 15*
 - *4 Major Projects, 3 active, one failed.*
 - *Arterial and collector roads have been removed from the transportation grid.*
 - *Enclosed subdivisions have vacated local roads for more homes.*
 - *Major projects plans have not added sufficient facilities to serve the public.*
 - *South of CC 215, only three east/west arterials are available, two are not fully built out.*
 - *UPRR tracks block arterial and collector road development.*
 - *Geographic features, 12% or greater slopes block arterial and collector road development.*
 - *Local roads are being vacated to build enclosed subdivisions.*
- *The connectivity barriers significantly increase travel time to county facilities currently planned for western Enterprise.*
 - *The planned regional park facilities in Mountain's Edge are not centrally located.*
 - *Individuals east of I-15 most likely will not use those facilities.*
- *BLM reservations are being released and sold, significantly decreasing land available for needed county facilities.*

Budget requests listed in funding priority

- *Connect Cactus Ave. from Buffalo Drive to Durango Drive A design consultant for Cactus has been selected and negotiations are underway. Project will include a traffic signal at Buffalo. Construction is estimated to begin in mid-2021.*
 - *Currently programmed for Design 2018, Construction early 2020*
 - *This project should be developed as rapidly as possible.*
 - *South of CC 215, there are only three roads that can provide complete east/west routes.*
 - *Currently, only one east/west road, south of CC 215 is built out*
 - *South of CC 215, significant development west of Fort Apache Rd. will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.*

Enterprise TAB Budget Requests 2019/2020

As of 22 Oct 2018

- Widen Warm Springs Rd. from Dean Martin Dr. to Decatur Blvd. *Warm Springs is on the CIP for design start in summer 2020. The limits are Durango to Dean Martin. Attempts will be made to get an earlier design start for the section Decatur to Dean Martin.*
 - Warm Springs Rd. is a two-lane road from Dean Martin Dr. to Decatur Blvd.
 - South of CC 215, there are only three roads that can provide complete east/west routes.
 - Traffic is significantly increasing on Warm Springs Rd.
 - Currently, only one east/west road south of CC 215 is built out.
 - South CC 215, significant development west of Fort Apache Rd. will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.
 - Finish Western Trails Park by constructing a signalized horse crossing on Warm Springs Rd.

- Enterprise Community Center *Mountain's Edge Recreation Center is currently on the CIP list, ranked #12 in the overall list of Regional Projects. Project is unfunded with a cost estimate of \$23,715,000. There is not currently another Recreation Center identified on the CIP list.*
 - There are no recreational centers and/or aquatic facilities for the 198,000+ people living in Enterprise.
 - The recreational center and aquatic facility for Mountain's Edge should be moved up on the priority list and funded with a cost estimate of \$23,715,000.
 - Reserve property for a second community center in eastern Enterprise.
 - There is not currently another recreation center identified on the CIP list. Identify and add to the CIP list for a second recreation center.

- Enterprise Senior Center *There is currently not a Senior Center identified on the CIP list. If the Mtn's Edge Recreation Center is built, senior programming can/will be accommodated through a multi-general approach, not requiring a second building.*
 - Mountain's Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
 - Lack of effective public transportation.
 - Traffic density higher than seniors desire to drive in.
 - A senior center is needed east of I-15
 - Reserve property for a senior center east of I-15.
 - Add eastern Enterprise senior center to CIP list and fund.

- Fund one neighborhood park in Park District 4 at Cactus and Torrey Pines, Le Baron and Rainbow, Pyle and Jones, or Pyle and Lindell *See below*
 - Enterprise population is growing rapidly.
 - Current Enterprise population requires 495 acres of developed parks
 - Each year the ratio of park acres per 1,000 population is declining.
 - Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - LeBaron and Lindell – 10 acres, \$10,599,040 estimate – ranked #12 *Park is funded and in design anticipate the project being completed near end of 2021.*
 - Valley View and Pyle – 10 acres, \$12,399,940 estimate – ranked #13 *Project is unfunded*
 - Cactus and Torrey Pines – 10 acres, \$9,079,645 estimate – ranked #21 *Project is unfunded*
 - All projects are unfunded.
 - Fund at least two parks.

Enterprise TAB Budget Requests 2019/2020

As of 22 Oct 2018

- Aquatic Facility *Project is unfunded with no cost estimate assigned.*
 - There are no aquatic facilities for the 198,000+ people living in Enterprise.
 - Reserve property for one or more aquatic facilities
 - Add aquatic facilities to funding list.
 - Aquatic facilities are needed in the eastern and southwestern part of Enterprise.
 - Lack of effective public transportation.
 - Drive time too long from east of I-15 to be practical.
 - Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
 - Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - There is not currently another aquatic facility identified on the CIP list. Identify and add to the CIP list for a second aquatic facility east of I-15.

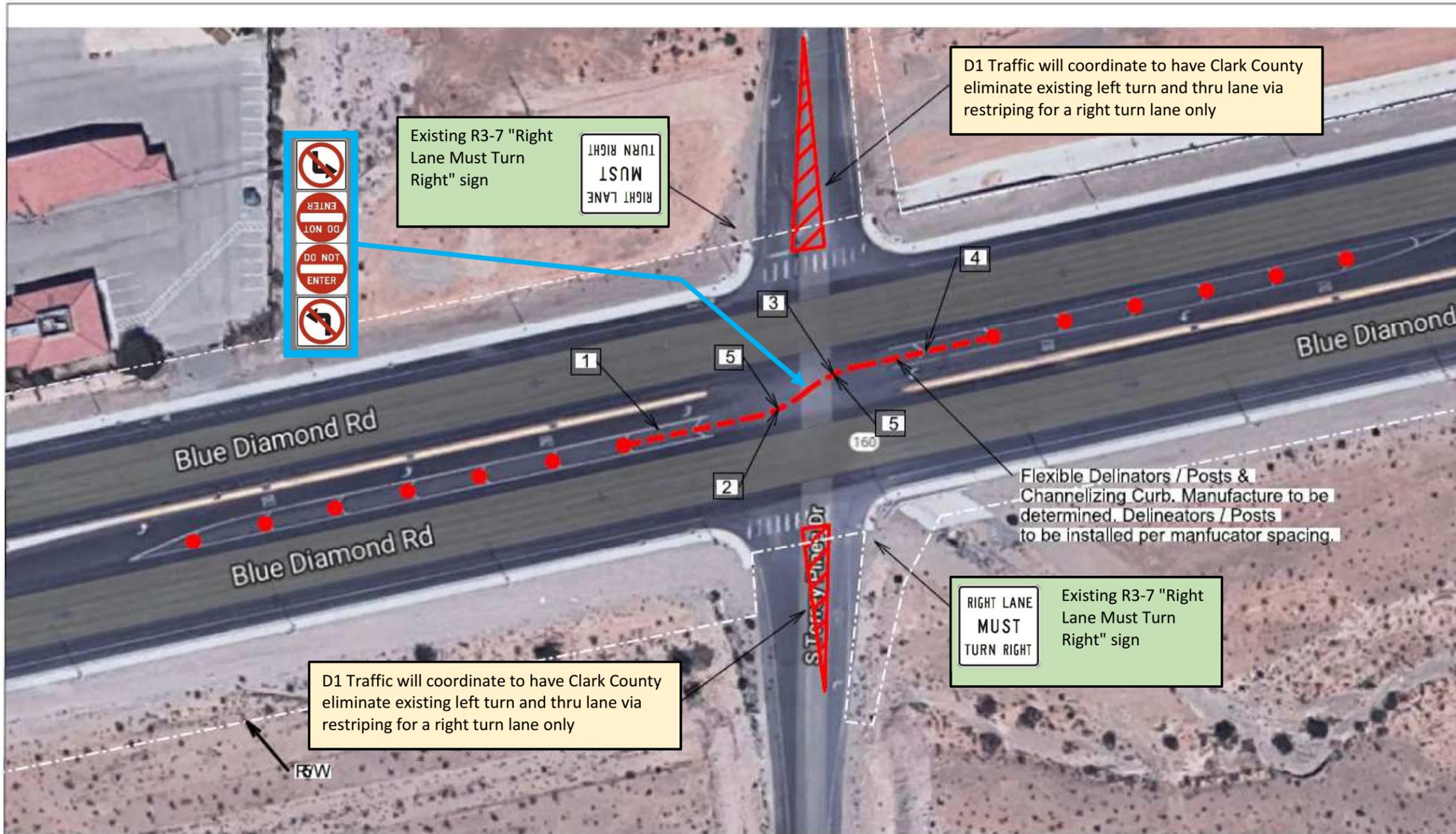
- Traffic signal at Blue Diamond Rd. and Torrey Pines. *NDOT has plans to install an island on Blue Diamond to eliminate the left out from Torrey Pines. See attached.*
 - Completion of a church and a charter school on Pebble Rd. has significantly increased peak traffic at this intersection.
 - Refer to NDOT for appropriate warrants study.

- Build full off-sites for Wigwam Ave. from Rainbow Blvd to Montessori St. *This would be the responsibility of the property owners*
 - This area needs to be studied to help mitigate traffic congestion.
 - Needed to accommodate the traffic flow being generated by the high school and approved charter school.
 - The current local/collector roads cannot accommodate the peak traffic.

- Build full off-sites for Cougar Ave. from Rainbow Blvd to Montessori St. *This would be the responsibility of the property owners*
 - This area needs to be studied to help mitigate traffic congestion.
 - Needed to accommodate the traffic flow being generated by the high school and approved charter school.
 - The current local/collector roads cannot accommodate the peak traffic.

- Four-way stop at Gilespie Street and Eldorado Lane design *This intersection was studied in January and did not meet warrants.*
 - Study to see if four-way stop is warranted.

- Provide audio and presentation system for the Enterprise TAB. *Microphones have been purchased and are currently in use. An effective camera/display system which will meet the constraints of TAB meetings has not been found.*
 - The lack of audio and presentation systems detracts from the public's ability to participate in the TAB hearings.
 - The number of individuals attending the TAB meetings is increasing.
 - The public has trouble hearing the presentations and the TAB members' discussions.
 - The plans and charts presented cannot be seen by the public and some of the board members.



LENGTHS:

1	80 FT
2	40 FT
3	40 FT
4	80 FT

Curve Data:

5	R=74.0' L=40.0'
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⊗ K-71s at each existing chevron point

--- NDOT RW per as-bulfts

- Notes: Depending on which flexible delinator / post product is chosen the following shall occur
1. The center median island shall follow the Clark County Uniform Standard Drawing 221 sign plan. R5-1 "Do Not Enter" signs & R3-2 "No Left Turn" Signs shall be installed facing traffic on NB & SB Torrey Pines.
 2. The curve radius & tangent lengths will change based on the run of the individual unit chosen. These can be adjusted as needed.

BLUE DIAMOND AT TORREY PINES PROPOSED S ISLAND

