



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

August 29, 2019

6:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at phone number 702-606-0747 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Geraldine Ramirez – Chair Paul Friedman
 Christopher Fobes - Vice Chair Amy Beaulieu

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com

County Liaison: Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes August 1, 2019 (For possible action)
- IV. Approval of Agenda for August 29, 2019 and Hold, Combine or Delete Any Items (For possible action)

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

V. Informational Items

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

VI. Planning & Zoning

1. **UC-19-0608-RHINE MARIANNE R TRUST AGREEMENT & RHINE MARIANNE R TRS:**
USE PERMIT for a restaurant in conjunction with an existing adult use (Minks) on 1.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Emerald Avenue, 560 feet east of Stephanie Street within Whitney. JG/bb/jd (For possible action) **PC 09/17/19**
2. **DR-19-0603-NEVADA SKYLINE PROPERTIES, LLC:**
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) increase finished grade on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/md/jd (For possible action) **BCC 09/18/19**
3. **TM-19-500163-NEVADA SKYLINE PROPERTIES, LLC:**
TENTATIVE MAP consisting of 43 single family residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/md/jd (For possible action) **BCC 09/18/19**
4. **VS-19-0602-NEVADA SKYLINE PROPERTIES, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Broadbent Boulevard located between Tropicana Avenue (alignment) and Kimberly Avenue within Whitney (description on file). JG/md/jd (For possible action) **BCC 09/18/19**
5. **TM-19-500159-HOWELL JIM:**
TENTATIVE MAP consisting of 26 single family residential lots and common lots for a detached single family residential planned unit development on 2.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the north and south sides of Hamilton Avenue and the east side of Dodd Street within Whitney. JG/al/ja (For possible action) **BCC 09/18/19**
6. **VS-19-0593-HOWELL JIM:**
VACATE AND ABANDON a portion of a right-of-way being Hamilton Avenue located between Dodd Street and Belmont Mill Court (alignment) within Whitney (description on file). JG/al/ja (For possible action) **BCC 09/18/19**

7. **ZC-19-0413-HOWELL, JIM:**

ZONE CHANGE to reclassify 1.2 acres from R-É (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.

USE PERMIT for a residential planned unit development (PUD).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduced setbacks; 3) alternative residential driveway geometrics; and 4) reduced street intersection off-set.

DESIGN REVIEW for a detached single family residential planned unit development on 2.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the north and south sides of Hamilton Avenue and the east side of Dodd Street within Whitney (description on file). JG/al/ja (For possible action)

BCC 09/18/19

VII. General Business

1. Review FY 2019 budget request(s) and take public input regarding suggestions for FY 2021 budget request(s). (For possible action).
2. Appoint a Whitney TAB member to serve on the Community Development Advisory Committee (CDAC) for 2019/2020

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 12, 2019

X. Adjournment

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

NAME OF LOCATION Whitney Library, Whitney Senior Center, Jack-in-the-box @Boulder Highway/Russell, CVS @ Tropicana/Boulder Highway
<https://notice.nv.gov/>

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



Whitney Town Advisory Board

August 1, 2019

MINUTES

Board Members: Geraldine Ramirez –Chair **PRESENT**
Christopher Fobes - Vice Chair- **PRESENT**
Paul Friedman -**PRESENT**
Amy Beaulieu-**PRESENT**

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

Town Liaison: Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call,(see above) County Staff Introductions
Jared Tasko; Planning, Blanca Vazquez; Town Liaison

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

- II. Public Comment
None
- III. Approval of May16, 2019 Minutes

Moved by: Beaulieu
Approve minutes as submitted
Vote: 4-0 Unanimous

Approval of Agenda for August 1, 2019

Moved by: Fobes
Approve agenda as submitted
Vote: 4-0 Unanimous

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

V. Planning & Zoning:

1. **AR-19-400058 (UC-18-0821)-L G I HOMES-NEVADA, LLC:**

USE PERMIT FIRST APPLICATION FOR REVIEW for the status of street improvements associated with the reduced setback for a temporary sales/leasing office trailer from any property line.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced rear yard setbacks; **2)** establish alternative yards for residential lots; and **3)** reduced setbacks from the street in conjunction with a previously approved single family residential development on 12.7 acres in a RUD (Residential Urban Density) Zone. Generally located on the east side of Steptoe Street and on the south side of Greyhound Lane within Whitney. JG/sv/ma (For possible action)

MOVED BY- Fobes

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

VI. General Business
(None)

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be August 15, 2019

IX. Adjournment
The meeting was adjourned at 6:13 p.m.

09/17/19 PC AGENDA SHEET

RESTAURANT
(TITLE 30)

STEPHANIE ST/EMERALD AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0608-RHINE MARIANNE R TRUST AGREEMENT & RHINE MARIANNE R TRS:

USE PERMIT for a restaurant in conjunction with an existing adult use (Minks) on 1.8 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Emerald Avenue, 560 feet east of Stephanie Street within Whitney. JG/bb/jd (For possible action)

RELATED INFORMATION:

APN:
161-27-403-004

LAND USE PLAN:
WHITNEY - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5901 Emerald Avenue
- Site Acreage: 1.8
- Project Type: Restaurant
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 12,000
- Parking Required/Provided: 120/133

Site Plan

The proposed special use permit will allow the applicant to operate a restaurant inside the existing 12,000 square foot adult nightclub and bar on 1.8 acres. The adult entertainment establishment was approved in 1999 and is currently a nonconforming use due to the close proximity of residential property and the site is not located within the Adult Use Overlay District. The proposed restaurant requires a special use permit to operate in the M-1 (Light Manufacturing) district. The property is landscaped with paved parking and has 1 access point at Emerald Avenue. The property currently meets Clark County parking requirements and has 133 parking spaces where 120 are required. The building is located 20 feet from Emerald Avenue,

10 feet from the west property line, 70 feet from the east property line, and 220 feet from the rear property line. The restaurant is proposed to serve only existing customers with interior access. No outside dining is proposed with this application.

Landscaping

The property is currently landscaped, including the parking areas, perimeter, and the Emerald Avenue street frontage.

Elevations

The building has a stucco exterior and flat roof with a porte-cochere driveway at the entrance.

Floor Plans

The restaurant will operate in the northern 1,200 square feet of the building, in an existing fully equipped kitchen. The plan shows a walk-in cooler and freezer, dry storage area, prep area, and main kitchen.

Signage

Signs are not a part of this application.

Applicant's Justification

The applicant proposes using the existing kitchen for a restaurant operation located in the adult nightclub at 5901 Emerald Avenue. The existing use offers on-premises alcohol sales and the restaurant will complement this service by serving food. Serving food with alcohol will protect the consumer by offering an alternative to just drinking. The operator has been involved with the restaurant industry for 25 years.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0269-15 (AR-0106-17)	Reviewed approved sign application	Approved by BCC	September 2017
DR-0269-15	Existing wall signs	Approved by BCC	August 2015
DR-0257-14	Wall signs on the east and west elevations – until February 20, 2015 to review – expired	Approved by BCC	August 2014
DR-0677-12 (ET-0015-14)	First extension of time to review wall signs – until February 20, 2015 to review – expired	Approved by BCC	March 2014
WS-0071-14	Request to allow a rotating spotlight	Withdrawn without prejudice at the BCC	March 2014
DR-1875-03 (WC-0129-12)	Request to waive conditions of a design review: 1) no wall signs or other signs on the south side of the building or property line; and 2) no signs to be oriented toward the park or place of worship	Withdrawn without prejudice at the BCC	February 2013

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0677-12 (ET-0015-14)	Signage – expired	Approved by BCC	February 2013
UC-0505-11	On-premises consumption of alcohol (bar/tavern) and a banquet facility in conjunction with an existing adult use	Approved by PC	December 2011
DR-0315-11	Re-face and relocate 15 existing wall signs and install 8 wall signs in conjunction with an existing adult use – expired	Approved by BCC	August 2011
UC-0045-10	On-premises consumption of alcohol (bar/tavern) in conjunction with an existing adult use	Approved by PC	March 2010
DR-1875-03	Exterior remodel of an existing adult use, review of signage for the adult use, and interior remodel for future expansion	Approved by BCC	January 2004
AU-0511-99	Allowed an adult use on the site	Approved by ZA	July 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Industrial	M-1	Industrial
South	Commercial General	M-2	Undeveloped
West	Industrial	M-1	Outside storage

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The restaurant will be a secondary use where an adult entertainment nightclub is the primary use, and is in harmony with the purpose, goals, objectives and standards of Title 30 and the Comprehensive Master Plan. A new restaurant combined with on-site consumption of alcohol will not be detrimental to the public health or contribute negatively to traffic conditions in the surrounding area.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

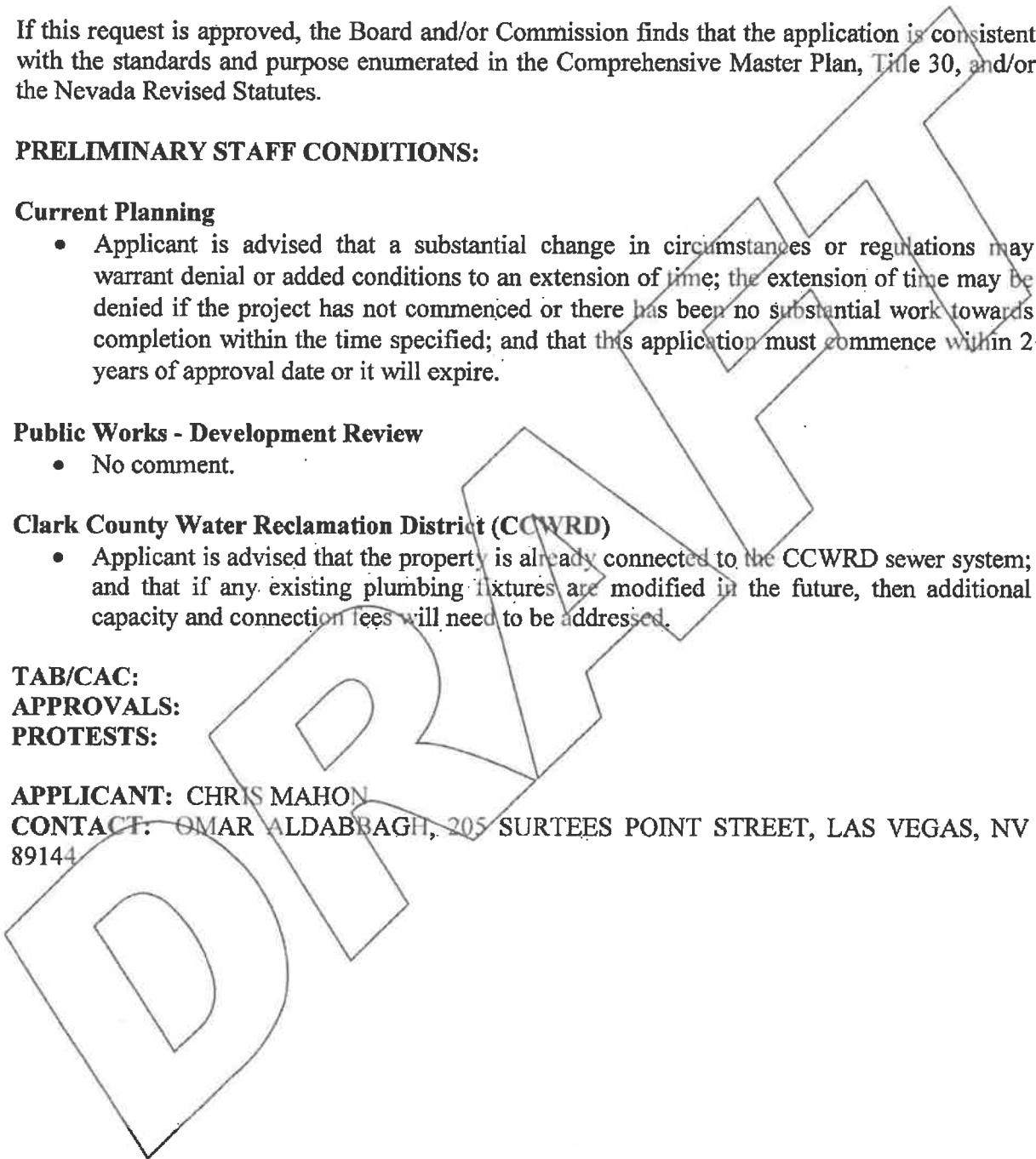
- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CHRIS MAHON
CONTACT: OMAR ALDABBAGH, 205 SURTEES POINT STREET, LAS VEGAS, NV
89144





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- (ORIGINAL APPLICATION #)
- DEVELOPMENT AGREEMENT (DA)

STAFF

DATE FILED: 8-2-2019 APP. NUMBER: UC-19-0608
 PLANNER ASSIGNED: RBB TAB/CAC: Whitney
 ACCEPTED BY: RBB TAB/CAC MTG DATE: 8-29 TIME: 6PM
 FEE: _____ PC MEETING DATE: 9-17 7PM
 CHECK #: _____ BCC MEETING DATE: _____
 COMMISSIONER: JG ZONE / AE / RNP: M-1
 OVERLAY(S)? MUD-3 PLANNED LAND USE: IND
 PUBLIC HEARING? N NOTIFICATION RADIUS: 500 SIGN? Y
 TRAILS? Y N PFNA? Y N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Marianne Aline
 ADDRESS: 500 Union Ave
 CITY: Campbell STATE: CA ZIP: 95008
 TELEPHONE: 808 322 9315 FAX: _____
 CELL: 808 346 6033 E-MAIL: _____

APPLICANT

NAME: iviced on Jesus D.BA High Street Kache
 ADDRESS: 6655 Boulder Hwy. Las Vegas, NV 89122
 CITY: Las Vegas STATE: NV ZIP: 89122
 TELEPHONE: (808) 298-7776 FAX: (808) 298-7776
 CELL: _____ E-MAIL: Cmahon1970@gmail.com

CORRESPONDENT

NAME: Omar Ali Dabbagh
 ADDRESS: 205 Sunset Pointe Sk
 CITY: Las Vegas STATE: NV ZIP: 89144
 TELEPHONE: 702-591-6326 FAX: _____
 CELL: 702-591-6326 E-MAIL: omardabbagh@comcast.net

ASSESSOR'S PARCEL NUMBER(S): 161-27-403-004
 PROPERTY ADDRESS and/or CROSS STREETS: _____
 PROJECT DESCRIPTION: Renting Kitchen on Premises to serve Patrons

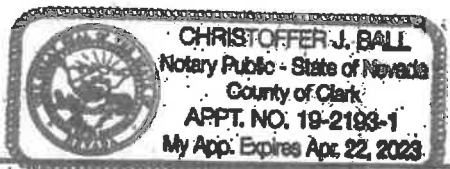
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)* [Signature] Property Owner (Print) Omar Ali Dabbagh

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/24/19 (DATE)

By Omar Aldabbagh
 NOTARY PUBLIC: Chris Ball



*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.

4C-19-0608

JUSTIFICATION LETTER:

JUICED ON JESUS LLC, DBA HI STREET KITCHEN

THIS LETTER IS A REQUEST FOR A SPECIAL USE PERMIT AT 5901 EMERALD AVE, LAS VEGAS NEVADA, 89122.

MINKS GENTLEMENS CLUB IS LOCATED AT 5901 EMERALD AVE, LAS VEGAS NEVADA 89122. WE ARE REQUESTING THE USE OF THE EXSISTING KITCHEN WITHIN THE ESTABLISHMENT.

WE WILL BE SERVING FOOD TO PATRONS WITHIN THE PREMISE. WE FEEL THIS IS A BENEFIT FOR THE EXSISTING ESTABLISHMENT FOR THE FOLLOWING REASONS

- 1. The existing premise offers only alcohol sales. We feel adding a food option will only benefit the patrons within the establishment.**
- 2. Food sales will provide a service that protects alcohol consumption. Which leads to a safer tolerance level and possibly protects the consumer from alcohol related situations: Driving under the influence: Aggressive behavior. Consumption of fatty and high protein food is proven to help slow the absorption of alcohol. We feel strongly about providing this service not only for liability reasons but to provide an option for patrons within the establishment.**

I have been in the restaurant industry in Hawaii for 25 years with multiple food awards and national recognition. I am looking forward to bringing my passion and dedication for food here to this beautiful city of Las Vegas, Nevada. Thank you for your time and consideration on this new venture.

**THANK YOU,
Chef Chris Mahon
DBA: HI STREET KITCHEN**

09/18/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

BROADBENT BLVD/KIMBERLY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0603-NEVADA SKYLINE PROPERTIES, LLC:

DESIGN REVIEWS for the following: 1) proposed single family residential development and 2) increase finished grade on 5.0 acres in an RUD (Residential Urban Density) Zone.

Generally located on the north side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/md/jd (For possible action)

RELATED INFORMATION:

APN:

161-27-510-006

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finished grade up to 60 inches (5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 43
- Density (du/ac): 8.6
- Minimum/Maximum Lot Size (square feet): 2,796/6,291 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 24
- Square Feet: 1,445 to 1,603
- Open Space Required/Provided: 8,600/28,412

Site Plans

The plans depict a single family residential development consisting of 43 lots on 5 acres at a density of 8.6 dwelling units per acre. The minimum and maximum lot sizes are 2,796 square feet and 6,291 square feet, respectively. Lots 1 through lots 11 front along Kimberly Avenue, a local public street. The sole means of access to the interior of the subdivision, for lots 12 through lots 43, is via a private street, Amberlyn Court, which connects to Kimberly Avenue. A second private street, Baylyn Court, also serves the proposed development. Both private streets are 43 feet wide and feature an attached, 5 foot wide sidewalk located on 1 side of the street. An attached, 5 foot wide sidewalk is proposed along the south portion of the development adjacent to Kimberly Avenue. A detached, 5 foot wide sidewalk is proposed along the east portion of the project, adjacent to Broadbent Boulevard. A pedestrian gate connects the subdivision and common lot A to the sidewalk located along Broadbent Boulevard. A 9 foot high wall (3 foot retaining/6 foot screen) will be provided behind the landscape area along Broadbent Boulevard. The increase in finished grade is proposed between the western and central portion of the project site.

Landscaping

A proposed landscape area measuring 15 feet in width, including a 5 foot wide detached sidewalk, is located along Broadbent Boulevard. Low Volatile Organic Compound (VOC) emitting trees have been placed within the street landscape area and open space areas, per the condition of ZC-0074-06. A 6 foot wide landscape area is proposed between the south property line of lot 43 and the 5 foot wide sidewalk along Kimberly Avenue. Per the Development Code, a 12 foot high wall (6 foot retaining wall and 6 foot screen wall) is permitted if the aforementioned street landscaping requirement is met. Common lot A, located to the northwest of the Baylyn Court cul-de-sac bulb, consists of 17,612 square feet. Common lot B, located at the southeast corner of the project site at the intersection of Broadbent Boulevard and Kimberly Avenue, consists of 10,357 square feet. Common lot C, located immediately south of lot 43, consists of 443 square feet. The proposed development requires 8,600 square feet of open space where 28,412 square feet of open space is provided.

Elevations

The plans depict 2 story model homes with a maximum height of 24 feet consisting of a pitched, concrete tile roof. The plans submitted consist of 4 models, each with 3 different elevation options having architectural and design variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, stone veneer accents, and fenestration on windows and doors on all sides of the model homes.

Floor Plans

The plans depict 4 different models with 1 to 2 car garages and range between 1,445 square feet to 1,603 square feet.

Applicant's Justification

The applicant is requesting a design review for increased finished grade due to low ground water in the area. The lots will have between 4 feet to 5 feet of fill, to be verified by a geotechnical report. A geotechnical report is being prepared to determine the exact depth of the ground water.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0037-14	43 lot single family residential development with 3 common element lots – expired	Approved by PC	April 2014
TM-0097-06	43 lot single family residential development with 3 common element lots – expired	Approved by BCC	April 2006
NZC-0074-06	Reclassified the project site from R-E to RUD zoning for a proposed single family residential development	Approved by BCC	March 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-T	Manufactured home park
South	Residential Suburban (up to 8 du/ac) and Commercial General	R-2 & M-D	Single family residential development & undeveloped
East	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development

Related Applications

Application Number	Request
VS-19-0602	A request to vacate right-of-way for a detached sidewalk is a companion item on this agenda.
TM-19-500163	A tentative map consisting of 43 residential lots and 3 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
Design Review #1**

The design of the subdivision layout is consistent and compatible with approved and planned land uses in the area. Architectural elements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Therefore, staff recommends approval.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval.

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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10' feet additional right-of-way for Kimberly Avenue and associated spandrel;
- If required by the Regional Transportation Commission (RTC), grant a 5 foot by 25 foot bus shelter pad easement along southbound Broadbent Boulevard as shown on the plans in accordance with RTC standards.
- Applicant is advised that the installation of driveways must comply with Uniform Standard Drawing 222; that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- 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 #0424-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES - NEVADA, LLC.

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

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <i>NONE REQUIRED</i> <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>8/1/19</u> APP. NUMBER: <u>DR-19-0603</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>WHERMEY</u> ACCEPTED BY: <u>MND</u> TAB/CAC MTG DATE: <u>8/29/19</u> TIME: <u>6:00</u> FEE: <u>\$675.00</u> PC MEETING DATE: <u>-</u> CHECK #: <u>25569</u> BCC MEETING DATE: <u>9/18/19 9:00 AM</u> COMMISSIONER: <u>GIBSON</u> ZONE / AE / RNP: <u>RUD/NONE/NONE</u> OVERLAY(S)? <u>NONE</u> PLANNED LAND USE: <u>WRM</u> PUBLIC HEARING? <u>Y/N</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> LETTER DUE DATE: <u>-</u> APPROVAL/DENIAL BY: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
PROPERTY OWNER	NAME: <u>Nevada Skyline Properties, LLC</u> ADDRESS: <u>1701 Quail St. #300</u> CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92660</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
APPLICANT	NAME: <u>LGI Homes - Nevada, LLC / Attn: Rick Kraushar</u> ADDRESS: <u>2261 Douglas Blvd., Suite #110</u> CITY: <u>Roseville</u> STATE: <u>CA</u> ZIP: <u>95671</u> TELEPHONE: <u>(925)580-0821</u> CELL: _____ E-MAIL: <u>rick.kraushar@lgihomes.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-27-510-006

PROPERTY ADDRESS and/or CROSS STREETS: Broadbent & Kimberly

PROJECT DESCRIPTION: Residential subdivision

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

 Property Owner (Signature)*

 Property Owner (Print)

STATE OF _____
 COUNTY OF _____

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

See attached California Swat

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



TANEY ENGINEERING

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

August 1, 2019

Mark Donohue, Principal Planner
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

PLANNER
COPY

**Re: Broadbent & Kimberly Justification Letter – Tentative Map/Design Review/Vacation
(APN: 161-27-510-006)**

Dear Mr. Donohue:

On behalf of our client, LGI Homes - Nevada LLC, Taney Engineering is respectfully submitting a project description letter for a Tentative Map, Design Review and Vacation for a proposed 4.99 acre, 43 lot residential subdivision.

Project Description:

The project consists of a 4.99 acre, 43 lot residential subdivision with 8.62 lots per acre located at the northwest corner of Broadbent Blvd. and Kimberly Ave. Currently the site is zoned RUD – Residential Urban Village, with a planned land use RM – Residential Medium.

The subdivision will have access to the site from Kimberly Avenue. There will be 1- or 2-car garages provided for each unit for a total of 86 parking spaces. Perimeter landscaping is being provided along Broadbent Blvd per Title 30 Standards.

The houses will range in size from approximately 1,206 square feet to 1,803 square feet and will consist of two story homes (height of two story homes will not exceed 24").

RTC has required a 5' by 25' RTC bus pad and RTC easement installed along Broadbent Blvd. in the Northeast of the site near Common Lot "A".

Design Review

We are requesting a design review for this project because of the need for excess fill (greater than 1.5 feet) due to low ground water in the area. Lots have 4-5 feet of fill, to be verified by the geotechnical report. A geotechnical report is being prepared to determine the exact depth of the ground water.

Wall Height

Walls along Broadbent Blvd have heights up to 12 feet with retaining up to 6 feet. This is to accommodate the excess fill needed to provide adequate cover over the ground water. Code 30.64.050.a.4.C.i. allows the perimeter walls along a local street to be up to 12 feet tall with 6 feet of retaining when there is a minimum 6 foot landscape strip.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, feel free to contact me via phone or email.

Sincerely,

Robert Cunningham, P.E.
Director of Engineering Services

BROADBENT & KIMBERLY
(TITLE 30)

BROADBENT BLVD/KIMBERLY AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500163-NEVADA SKYLINE PROPERTIES, LLC:

TENTATIVE MAP consisting of 43 single family residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone.

Generally located on the north side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/md/jd (For possible action)

RELATED INFORMATION:

APN:
161-27-510-006

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 43
- Density (du/ac): 8.6
- Minimum/Maximum Lot Size (square feet): 2,796/6,291 (gross and net)
- Project Type: Single family residential development
- Open Space Required/Provided: 8,600/28,412

The plans depict a single family residential development consisting of 43 lots on 5 acres at a density of 8.6 dwelling units per acre. The minimum and maximum lot sizes are 2,796 square feet and 6,291 square feet, respectively. Lots 1 through lots 11 along Kimberly Avenue, a local public street. The sole means of access to the interior of the subdivision, for lots 12 through lots 43, is via a private street, Amberlyn Court, which connects to Kimberly Avenue. A second private street, Baylyn Court, also serves the proposed development. Both private streets are 43 feet wide and feature an attached, 5 foot wide sidewalk located on 1 side of the street. An attached, 5 foot wide sidewalk is proposed along the south portion of the development adjacent to Kimberly Avenue. A detached, 5 foot wide sidewalk is proposed along the east portion of the project, adjacent to Broadbent Boulevard.

Landscaping

A proposed landscape area measuring 15 feet in width, including a 5 foot wide detached sidewalk, is located along Broadbent Boulevard. Low Volatile Organic Compound (VOC)

emitting trees have been placed within the street landscape area and open space areas, per the condition of ZC-0074-06. A 6 foot wide landscape area is proposed between the south property line of lot 43 and the 5 foot wide sidewalk along Kimberly Avenue. Common lot A, located to the northwest of the Baylyn Court cul-de-sac bulb, consists of 17,612 square feet. Common lot B, located at the southeast corner of the project site at the intersection of Broadbent Boulevard and Kimberly Avenue, consists of 10,357 square feet. Common lot C, located immediately south of lot 43, consists of 443 square feet. The proposed development requires 8,600 square feet of open space where 28,412 square feet of open space is provided.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0037-14	43 lot single family residential development with 3 common element lots – expired	Approved by PC	April 2014
TM-0097-06	43 lot single family residential development with 3 common element lots – expired	Approved by BCC	April 2006
NZC-0074-06	Reclassified the project site from R-E to RUD zoning for a proposed single family residential development	Approved by BCC	March 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-T	Manufactured home park
South	Residential Suburban (up to 8 du/ac) and Commercial General	R-2 & M-D	Single family residential development & undeveloped
East	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development

Related Applications

Application Number	Request
VS-19-0602	A request to vacate right-of-way for a detached sidewalk is a companion item on this agenda.
DR-19-0603	A design review for a single family residential development and increased finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10' feet additional right-of-way for Kimberly Avenue and associated spandrel;
- If required by the Regional Transportation Commission (RTC), grant a 5 foot by 25 foot bus shelter pad easement along southbound Broadbent Boulevard as shown on the plans in accordance with RTC standards.
- Applicant is advised that the installation of driveways must comply with Uniform Standard Drawing 222; that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; 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;
- The street shown as Amberlyn shall have an approved suffix.

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

#0424-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LGI HOMES - NEVADA
CONTACT: JANNA FELIPE, TANEY ENGINEERING CORP, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>8/1/19</u> PLANNER ASSIGNED: <u>MND</u> ACCEPTED BY: <u>MND</u> FEE: <u>\$750.00</u> CHECK #: <u>25589</u> COMMISSIONER: <u>GIDSON</u> OVERLAY(S)? <u>none</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-19-500163</u> TAB/CAC: <u>WHITNEY</u> TAB/CAC MTG DATE: <u>8/29</u> TIME: <u>6:00</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>9/18/19 9:00 AM</u> ZONE / AE / RNP: <u>RUC/NONE/NONE</u> PLANNED LAND USE: <u>LRM</u> NOTES: <u>VS-19-0602 TO ACCOMPANY</u>
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PROPERTY OWNER	NAME: <u>Nevada Skyline Properties, LLC</u> ADDRESS: <u>1701 Quail St. #300</u> CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92660</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
-----------------------	--

APPLICANT	NAME: <u>LGI Homes - Nevada, LLC / Attn: Rick Kraushar</u> ADDRESS: <u>2261 Douglas Blvd., Suite #110</u> CITY: <u>Roseville</u> STATE: <u>CA</u> ZIP: <u>95671</u> TELEPHONE: <u>(925)580-0821</u> CELL: _____ E-MAIL: <u>rick.kraushar@lgihomes.com</u> REF CONTACT ID #: _____
------------------	---

CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>702-362-5233</u> E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>
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ASSESSOR'S PARCEL NUMBER(S): 161-27-510-006

PROPERTY ADDRESS and/or CROSS STREETS: Broadbent & Kimberly

TENTATIVE MAP NAME: Broadbent & Kimberly

NUMBER OF LOTS: _____ GROSS/NET ACREAGE 4.99 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>Nina Taghavi</u> Property Owner (Print)
STATE OF _____ COUNTY OF _____	<u>see attached California Jurat</u>
SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE) By _____ NOTARY PUBLIC: _____	

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

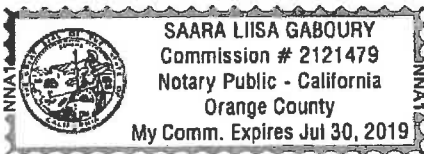
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Orange

Subscribed and sworn to (or affirmed) before me
 on this 20th day of June, 2019
 by *Date* *Month* *Year*

(1) Nima Taghavi

(and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]
Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____



TANEY ENGINEERING

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

July 26, 2019

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

Re: Broadbent & Kimberly (APN 161-27-510-006) – Tentative Map Hold Letter

Dear Mr. Donohue:

Taney Engineering, on behalf of our client, LGI Homes – Nevada, LLC, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (design review/vacation).

If you have any questions or require additional information, feel free to contact me via phone or email.

Sincerely,

Janna Felipe
Project Coordinator

PLANNER
COPY

RIGHT-OF-WAY
(TITLE 30)

KIMBERLY AVE/BROADBENT BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0602-NEVADA SKYLINE PROPERTIES, LLC:

VACATE AND ABANDON a portion of a right-of-way being Broadbent Boulevard located between Tropicana Avenue (alignment) and Kimberly Avenue within Whitney (description on file). JG/md/jd (For possible action)

RELATED INFORMATION:

APN:
161-27-510-006

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way being Broadbent Boulevard that was dedicated per 1049:1008289. The portion of right-of-way being vacated measures 805 feet in length and is necessary to accommodate the required 5 foot wide detached sidewalk along Broadbent Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0037-14	43 lot single family residential development with 3 common element lots - expired	Approved by PC	April 2014
TM-0097-06	43 lot single family residential development with 3 common element lots - expired	Approved by BCC	April 2006
NZC-0074-06	Reclassified the project site from R-E to RUD zoning for a proposed single family residential development	Approved by BCC	March 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-T	Manufactured home park
South	Residential Suburban (up to 8 du/ac) and Commercial General	R-2 & M-D	Single family residential development & undeveloped

Surrounding Land Use

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

Related Applications

Application Number	Request
DR-19-0603	A design review for a single family residential development and increased finished grade is a companion item on this agenda.
TM-19-500163	A tentative map consisting of 43 residential lots and 3 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 right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include an additional 10 feet for Kimberley Avenue and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LIG HOMES - NEVADA

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

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>8/11/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>875</u> CHECK #: <u>25589</u> COMMISSIONER: <u>GIBSON</u> OVERLAY(S)? <u>NONE</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0602</u> TAB/CAC <u>WHERNEY</u> TAB/CAC DATE: <u>8/29/19</u> TIME: <u>6:00 P.M.</u> PC MEETING DATE: <u>-</u> BCC MTG DATE: <u>9/18/19 9:00 A.M.</u> ZONE / AE / RNP: <u>R20/NONE/NONE</u> PLANNED LAND USE: <u>WORM</u>
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PROPERTY OWNER	NAME: <u>Nevada Skyline Properties, LLC</u> ADDRESS: <u>1701 Quail St. #300</u> CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92660</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>LGI Homes - Nevada, LLC / Attn: Rick Kraushar</u> ADDRESS: <u>2261 Douglas Blvd., Suite #110</u> CITY: <u>Roseville</u> STATE: <u>CA</u> ZIP: <u>95671</u> TELEPHONE: <u>(925)580-0821</u> CELL: _____ E-MAIL: <u>rick.kraushar@lgihomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: _____
----------------------	---

ASSESSOR'S PARCEL NUMBER(S): 161-27-510-006

PROPERTY ADDRESS and/or CROSS STREETS: Broadbent & Kimberly

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

<p><i>see attached notary</i></p> <p>Property Owner (Signature)* _____ STATE OF NEVADA COUNTY OF _____ SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE) By _____ NOTARY PUBLIC: _____</p>	<p><i>see attached California Jurat</i></p> <p><u>Nima Tachari</u> Property Owner (Print)</p>
--	--

*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.

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me
on this 20th day of June, 2019,
by Nima Taghavi
Date Month Year

(1) Nima Taghavi
(and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____



TANEY ENGINEERING

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

August 1, 2019

Mark Donohue, Principal Planner
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Broadbent & Kimberly Justification Letter – Vacation (APN: 161-27-510-006)

Dear Mr. Donohue:

On behalf of our client, LGI Homes - Nevada LLC, Taney Engineering is respectfully submitting a project description letter for a Vacation on our project located at Broadbent & Kimberly with APN: 161-27-510-006.

Vacation

The purpose of our vacation is to vacate 5 feet of Broadbent for a detached sidewalk; we are vacating a portion of Broadbent Boulevard, dedicated per Book 1049 as document number 1008289 of Official Clark County, Nevada Records.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, feel free to contact me via phone or email.

Sincerely,

Robert Cunningham, P.E.
Director of Engineering Services

**PLANNER
COPY**

BOULDER GARDENS II
(TITLE 30)

HAMILTON AVE/DODD ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500159-HOWELL JIM:

TENTATIVE MAP consisting of 26 single family residential lots and common lots for a detached single family residential planned unit development on 2.3 acres in an RUD (Residential Urban Density) Zone.

Generally located on the north and south sides of Hamilton Avenue and the east side of Dodd Street within Whitney. JG/al/ja (For possible action)

RELATED INFORMATION:

APN:

161-27-303-001; 161-27-303-003; 161-27-315-010; 161-27-701-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6197 Hamilton Avenue
- Site Acreage: 2.3
- Number of Lots: 26 residential lots/5 common lots
- Density (du/ac): 11.3
- Minimum/Maximum Lot Size (square feet): 1,962/4,232
- Project Type: Detached single family residential planned unit development

This request is for a single family residential PUD consisting of 26 residential lots and common lots on 2.3 acres with a density of 11.3 dwelling units per acre. The zone change portion of the request is to reclassify the eastern 1.2 acres of the site to an RUD zone. The site includes 3 parcels with the majority of the site located on the south side of Hamilton Avenue. The site includes 1 parcel with an area of approximately 0.3 acres located on the northeast corner of Dodd Street and Hamilton Avenue, which will contain 4 of the proposed lots. Each of these lots will have access from Dodd Street (1 lot) or Hamilton Avenue (3 lots). The remaining 22 lots on the south side of Hamilton Avenue will have access from either Hamilton Avenue (8 lots) or from private streets (15 lots) off of Hamilton Avenue. The public streets will include full off-site improvements. The plans depict 2 private streets within the development, which will be 27 feet and 29 feet in width and will include a minimum 5 foot wide private sidewalk on one side of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0346-13	Modifications and expansion of an existing PUD that included portions of this site – expired for portions of the site	Approved by PC	August 2013
UC-1681-06	Modifications to an approved PUD that included a portion of this site – expired	Approved by PC	January 2007
NFM-0654-04	Final map for a single family residential PUD recorded in Plat Book 127 Page 74 That included portions of this site	Recorded	November 2005
TM-0540-03	Single family residential PUD that include portions of this site	Approved by PC	January 2004
UC-1966-03	Expansion of an approved single family residential PUD that included portions of this site – expired	Approved by PC	January 2003
UC-1200-03	Single family residential PUD that included portions of this site – expired	Approved by PC	September 2003
ZC-1634-02	Reclassified portions of the site to an RUD zone for a single family residential development	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Design and Research Park & residential Suburban (up to 8 du/ac)	RUD, R-2 & M-D	Single family residences & a warehouse building
South	Residential High (from 8 to 18 du/ac)	RUD	Single family residences
East	Residential High (from 8 to 18 du/ac)	R-E & RUD	Single family residences
West	Commercial General	R-2 & C-2	Undeveloped parcels & commercial development

Related Applications

Application Number	Request
ZC-19-0413	A request to reclassify a portion of the site to an RUD zone with use permits, waivers of development standards, and design review for a detached single family residential PUD is a companion item on this agenda.
VS-19-0593	A request to vacate a portion of Hamilton Avenue is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30; however, staff does not support the use permit, waivers of development standards or design review portion of ZC-19-0413; therefore, cannot support this tentative map.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 21 feet for Dodd Street, up to 60 feet for Hamilton Avenue for an overall right-of-way width of 60 feet, and associated spandrels.
- Applicant is advised that compliance with the Uniform Standard Drawings is required unless otherwise waived with this or another application; that L curbs are not permitted on streets with residential driveways unless ADA compliant; and that the street section shown for Hamilton Avenue must correctly reflect the standards to meet the overall 60 foot right-of-way width.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0535-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CVL NEVADA, INC.

CONTACT: ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 452 E. SILVERADO RANCH BLVD, LAS VEGAS, NV 89163

DRAFT



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>7-29-19</u> PLANNER ASSIGNED: <u> </u> ACCEPTED BY: <u>AI</u> FEE: <u>7500</u> CHECK #: <u>442</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>M40-3</u> TRAILS? Y / <u>N</u> PFNA? Y / <u>N</u>	APP. NUMBER: <u>TM-19-500159</u> TAB/CAC: <u>Whitney</u> TAB/CAC MTG DATE: <u>8-29</u> TIME: <u>6P</u> PC MEETING DATE: <u> </u> BCC MEETING DATE: <u>9-18</u> <u>9P</u> ZONE / AE / RNP: <u>R2D</u> PLANNED LAND USE: <u>R14</u> NOTES: <u> </u>
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PROPERTY OWNER	NAME: <u>Jim Howell, married man . . .</u> ADDRESS: <u>920 Atwater Road</u> CITY: <u>Lake Oswego</u> STATE: <u>OR</u> ZIP: <u>97034</u> TELEPHONE: <u>503-380-5282</u> CELL: <u> </u> E-MAIL: <u>matt.d.thorsen@gmail.com; jimhowell@gmail.com</u>
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APPLICANT	NAME: <u>CVL Nevada, Inc/ Armando Monarrez</u> ADDRESS: <u>631 N. Stephanie St. #518</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702.355.3842</u> CELL: <u> </u> E-MAIL: <u>amonarrez@cvlvegas.com</u> REF CONTACT ID #: <u> </u>
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CORRESPONDENT	NAME: <u>Blue Diamond Civil Engineering /Angela Baca</u> ADDRESS: <u>9816 Gillespie Street, Ste. 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.478.8580</u> CELL: <u>702.472.1898</u> E-MAIL: <u>abaca@bdce-lv.com</u> REF CONTACT ID #: <u> </u>
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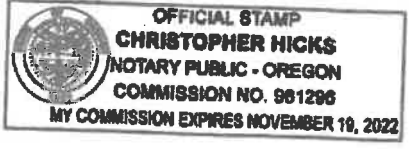
ASSESSOR'S PARCEL NUMBER(S): 161-27-701-001; 161-27-303-001; 161-27-303-003; 161-27-315-010

PROPERTY ADDRESS and/or CROSS STREETS: Dodd & Hamilton
 TENTATIVE MAP NAME: Boulder Gardens II
 NUMBER OF LOTS: 26 GROSS/NET ACREAGE 2.27 ac 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.

_____ Jim Howell ✓
 Property Owner (Signature)* Property Owner (Print)

STATE OF Oregon
 COUNTY OF Clackamas
 SUBSCRIBED AND SWORN BEFORE ME ON Feb, 21, 2019 (DATE)
 By Jim Howell
 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.

09/18/19 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

HAMILTON AVE/DODD ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0593-HOWELL JIM:

VACATE AND ABANDON a portion of a right-of-way being Hamilton Avenue located between Dodd Street and Belmont Mill Court (alignment) within Whitney (description on file). JG/al/ja (For possible action)

RELATED INFORMATION:

APN:
161-27-303-001; 161-27-303-003

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

BACKGROUND:

Project Description

The applicant is proposing to develop the site as part of a detached single family residential planned unit development. The portion of Hamilton Avenue to be vacated for this request is located on the north side of the street and was dedicated for an intersection of a future private street with Hamilton Avenue in conjunction with a proposed residential subdivision that was not developed. The current proposal for the parcel to the north of Hamilton Avenue is for 4 lots which will all take access from the adjacent public streets and the intersection for a private street is no longer necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0346-13	Modifications and expansion of an existing PUD that included portions of this site	Approved by PC	August 2013
UC-1681-06	Modifications to an approved PUD that included a portion of this site – expired	Approved by PC	January 2007
NFM-0654-04	Final map for a single family residential PUD recorded in Plat Book 127 Page 74 That included portions of this site	Recorded	November 2005
TM-0540-03	Single family residential PUD that include portions of this site	Approved by PC	January 2004
UC-1966-03	Expansion of an approved single family residential PUD that included portions of this site - expired	Approved by PC	January 2003

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1200-03	Single family residential PUD that included portions of this site – expired	Approved by PC	September 2003
ZC-1634-02	Reclassified portions of the site to an RUD zone for a single family residential development	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Design and Research Park & residential Suburban (up to 8 du/ac)	RUD, R-2 & M-D	Single family residences & a warehouse building
South	Residential High (from 8 to 18 du/ac)	RUD	Single family residences
East	Residential High (from 8 to 18 du/ac)	R-E & RUD	Single family residences
West	Commercial General	R-2 & C-2	Undeveloped parcels & commercial development

Related Applications

Application Number	Request
ZC-19-0413	A request to reclassify a portion of the site to an RUD zone with use permits, waivers of development standards, and design review for a detached single family residential PUD is a companion item on this agenda.
TM-19-500159	A tentative map for a detached single family residential PUD 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 right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 21 feet for Dodd Street, up to 60 feet for Hamilton Avenue for an overall right-of-way width of 60 feet, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CVL NEVADA, INC.

CONTACT: ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 452 E. SILVERADO RANCH BLVD, LAS VEGAS, NV 89163



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>7-29-19</u> PLANNER ASSIGNED: <u>AS</u> ACCEPTED BY: <u>AS</u> FEE: <u>875</u> CHECK #: <u>443</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>MAP-3</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>US-19-0593</u> TAB/CAC <u>Wh. Hwy</u> TAB/CAC DATE: <u>8-29</u> TIME: <u>6 P</u> PC MEETING DATE: _____ BCC MTG DATE: <u>9-18 11</u> ZONE / AE / RNP: <u>R40 - N3PK</u> PLANNED LAND USE: <u>R 10</u>
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PROPERTY OWNER	NAME: <u>Jim Howell</u> ADDRESS: <u>920 Atwater Road</u> CITY: <u>Lake Oswego</u> STATE: <u>OR</u> ZIP: <u>97034</u> TELEPHONE: <u>503-380-5282</u> CELL: _____ E-MAIL: <u>matt.d.thorsen@gmail.com, jimhowell@gmail.com</u>
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CORRESPONDENT	NAME: <u>Blue Diamond Civil Engineering / Angela Baca</u> ADDRESS: <u>9816 Gillespie Street, Ste. 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.478.8580</u> CELL: <u>702.472.1898</u> E-MAIL: <u>abaca@bdce-lv.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 161-27-399-011, 161-27-303-003 161-27-303-001

PROPERTY ADDRESS and/or CROSS STREETS: Dodd & Hamilton

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 OREGON
 COUNTY OF Clatsop
 SUBSCRIBED AND SWORN BEFORE ME ON Feb. 21, 2019 (DATE)
 By Jim Howell
 NOTARY PUBLIC:

Jim Howell

 Property Owner (Print)

OFFICIAL STAMP
CHRISTOPHER HICKS
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 981296
 MY COMMISSION EXPIRES NOVEMBER 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.



June 3, 2019

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


RE: Justification Letter for Boulder Gardens II Vacation

Dear Planner:

On behalf of our client, CVL Nevada, Inc. formally requests the County to allow the vacation of a portion of public right of way (APN: 161-27-399-011). The public right of way referenced is a private roadway intersection located along Hamilton Avenue approximately 100 feet east of the intersection with Dodd Street. The public right of way was granted to Clark County and recorded on Book 127, Page 74 of Plats, Clark County, Nevada Records. The right of way is no longer required. We respectfully request your review and support for approval of this vacation, as it is essential for the success of the Boulder Gardens II project.

Should you have any further questions please feel free to call me direct at (702) 287-8914.

Sincerely,
CVL Nevada, Inc.


Philip D. Wakefield, PE
Project Engineer

RESIDENTIAL DEVELOPMENT
(TITLE 30)

HAMILTON AVE/DODD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0413-HOWELL, JIM:

ZONE CHANGE to reclassify 1.2 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.

USE PERMIT for a residential planned unit development (PUD).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduced setbacks; 3) alternative residential driveway geometrics; and 4) reduced street intersection off-set.

DESIGN REVIEW for a detached single family residential planned unit development on 2.3 acres in an RUD (Residential Urban Density) Zone.

Generally located on the north and south sides of Hamilton Avenue and the east side of Dodd Street within Whitney (description on file). JG/ak/ja (For possible action)

RELATED INFORMATION:

APN:

161-27-303-001; 161-27-303-003; 161-27-315-010; 161-27-701-001

USE PERMIT:

Allow a proposed planned unit development (PUD) for a detached single family residential subdivision establishing development standards including, but not limited, to lot areas, building setbacks and separations, wall heights, and open space per plans on file per Chapter 30.24.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the area of a PUD to 2.3 acres where a minimum of 5 acres is required per Section 30.24.020 (a 54% reduction).
2. Reduce the setback from any street, drive aisle, sidewalk, or curb within a planned unit development to a minimum of 6 feet where a minimum of 10 feet is required per Section 30.24.080 (a 40% reduction).
3. Reduce the separation from a residential driveway to the back of radius curb of a street intersection to 6 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 50% reduction).
4. Reduce the street intersection off-set to 55 feet where a minimum of 125 feet is required per Section 30.52.052 (a 56% reduction).

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6197 Hamilton Avenue
- Site Acreage: 1.2 zone change/2.3 residential development
- Number of Lots: 26 residential lots/5 common lots
- Density (du/ac): 11.3
- Minimum/Maximum Lot Size (square feet): 1,962/4,232
- Project Type: Detached single family residential planned unit development
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 1,853 to 2,043
- Open Space Required/Provided: 6,852/9,779
- Parking Required/Provided: 69/83 includes 15 on-street spaces

Site Plans

This request is for a single family residential PUD consisting of 26 residential lots and common lots on 2.3 acres with a density of 11.3 dwelling units per acre. The zone change portion of the request is to reclassify the eastern 1.2 acres of the site to an RUD zone. The site includes 3 parcels with the majority of the site located on the south side of Hamilton Avenue. The site includes 1 parcel with an area of approximately 0.3 acres located on the northeast corner of Dodd Street and Hamilton Avenue, which will contain 4 of the proposed lots. Each of these lots will have access from Dodd Street (1 lot) or Hamilton Avenue (3 lots). The remaining 22 lots on the south side of Hamilton Avenue will have access from either Hamilton Avenue (8 lots) or from private streets (15 lots) off of Hamilton Avenue. The public streets will include full off-site improvements. The plans depict 2 private streets within the development, which will be 27 feet and 29 feet in width and will include a minimum 5 foot wide private sidewalk on 1 side of the street. The following setbacks are being requested for the homes within the PUD:

Yard	Proposed Setbacks
Front*	10 feet
Rear	5 Feet
Side	3 feet
Side Street	8 feet
From any street, sidewalk, or curb	6 feet

The plans depict architectural features which extend 2 feet into the front yard.

Parking

This project is required to have a total of 69 parking spaces which include 2 spaces per unit, 1 space for each 5 units for visitors, and 1 space for every 5 enclosed (garage) spaces. The required spaces can include an on-street parking space. All of the proposed homes have a 2 car

garage to meet the requirement of 2 spaces per unit. The plans depict 8 lots and will have driveways that are a minimum of 20 feet in length that will allow parking of 2 cars for these 8 lots. However, these driveway parking spaces will only be available to the owners of these 8 lots and are not available to the other residents of the development. The remaining 14 lots require a minimum of 12 spaces to comply with the required parking for visitors and enclosed spaces. The plans depict a minimum of 15 on-street parking spaces to satisfy this requirement.

Landscaping

A total of 9,779 square feet of open space is provided for the project where a minimum of 6,852 square feet is required. The open space is divided into 5 common lots with 2 of the common lots located on the north side of Hamilton Avenue and 3 on the south side. The plans depict 2 of the common lots adjacent to Dodd Street, 2 adjacent to Hamilton Avenue, and the last common lot along the eastern most property line adjacent to an existing single family residence. The common lots are between 454 square feet to 5,565 square feet in area. All of the common lots will have plant material consisting of trees, shrubs, and groundcover. The 2 largest common lots will include a walking path and benches.

Elevations

The plans depict 2 story homes with a maximum height of 26 feet. The residences will have pitched roofs with concrete tile roof material. The exterior of the residences have stucco finishes with architectural features such as window and door fenestrations, pop-outs, wood trim, shutters, and other features.

Floor Plans

The homes will range in area from 1,853 square feet to 2,043 square feet. All of the homes will have a 2 car garage. Each residence will have 3 bedrooms and the largest home model will have an option for a fourth bedroom.

Applicant's Justification

The applicant indicates that the zone change is in conformance to the land use plan and that the proposed development is consistent and compatible with other developments in this area. The applicant also indicates that the proposed project is similar to the existing residential PUD development to the south. This project will have similar architectural styles, and setbacks for the homes.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0346-13	Modifications and expansion of an existing PUD that included portions of this site – expired for portions of the site	Approved by PC	August 2013
UC-1681-06	Modifications to an approved PUD that included a portion of this site – expired	Approved by PC	January 2007
NFM-0654-04	Final map for a single family residential PUD recorded in Plat Book 127 Page 74 that included portions of this site	Recorded	November 2005

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0540-03	Single family residential PUD that included portions of this site	Approved by PC	January 2004
UC-1966-03	Expansion of an approved single family residential PUD that included portions of this site – expired	Approved by PC	January 2003
UC-1200-03	Single family residential PUD that included portions of this site – expired	Approved by PC	September 2003
ZC-1634-02	Reclassified portions of the site to an RUD zone for a single family residential development	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Design and Research Park & residential Suburban (up to 8 du/ac)	RUD, R-2 & M-D	Single family residences & a warehouse building
South	Residential High (from 8 to 18 du/ac)	RUD	Single family residences
East	Residential High (from 8 to 18 du/ac)	R-E & RUD	Single family residences
West	Commercial General	R-2 & C-2	Undeveloped parcels & commercial development

Related Applications

Application Number	Request
VS-19-0593	A request to vacate a portion of Hamilton Avenue is a companion item on this agenda.
TM-19-500159	A tentative map for a detached single family residential PUD is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

The request to reclassify the eastern 1.2 acres of the site from an R-E zone to an RUD zone conforms to the Whitney Land Use Plan. The proposed zoning is consistent and compatible with existing developments in the area; therefore, staff can support the proposed zone change.

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Section 30.24.010 of the Code states that the purpose of a PUD is to have maximum flexibility and

innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, enhanced residential amenities, and allowances for the provision of usable open space. The proposed site consists of undeveloped parcels that are located between existing residential developments. Portions of this site were included with prior requests for the existing single family residential PUD to the south and east of this site, which were not completed with these earlier projects. Therefore, this project is for a separate, standalone PUD. The proposed project does not comply with the minimum size requirement for a PUD to have a minimum of 5 acres. The project is providing open space in excess of what is required; however, the majority of this open space is for landscaping which does not meet the intent of enhanced residential amenities or usable open space. Staff finds that this site should be developed as a more conventional detached residential development like the existing residential development to the north; or included as an expansion to the existing PUD to the south and east. As a standalone project the proposed PUD does not meet the intent or requirements for development as a PUD; therefore, staff finds that this site is not an appropriate location for a PUD project and does not support the use permit.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

These waivers of development standards are for specific requirements for PUD projects per Section 30.24 of the Code. As stated above, staff finds that this site is not an appropriate location for a PUD project and is not supporting the use permit portion of the application. Since staff does not support the use permit to allow the site to be developed as a PUD, staff cannot support a request to waive specific requirements for a PUD project.

Design Review

The applicant indicates the proposed project is similar to this existing PUD to the south and east. The design is similar; however, this project is a separate neighborhood that is segregated from the existing development to the south and east since there is no connectivity between the 2 projects. This does not comply with Urban Specific Policy 7 of the Comprehensive Master Plan which encourages land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated. Additionally, staff does not support the use permit and waivers of development standards needed for this project; therefore, cannot support the design review.

Public Works - Development Review

Waivers of Development Standards #3 & #4

Staff finds that the requested waivers are self-imposed hardships that can be resolved with a minor redesign.

Department of Aviation

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

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 21 feet for Dodd Street, up to 60 feet for Hamilton Avenue for an overall right-of-way width of 60 feet, and associated spandrels.
- Applicant is advised that compliance with the Uniform Standard Drawings is required unless otherwise waived with this or another application; that L curbs are not permitted on streets with residential driveways unless ADA compliant; and that the street section shown for Hamilton Avenue must correctly reflect the standards to meet the overall 60 foot right-of-way width.

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.

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 #0535-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CVL NEVADA, INC.

CONTACT: CVL NEVADA INC, 631 N STEPHANIE STREET #518, HENDERSON, NV 89014

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE \$1050 ^{oz}
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC) 675 ^{oz}
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS) 475 ^{oz}
- DESIGN REVIEW (DR)
 - PUBLIC HEARING 675 ^{oz}
- 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: 5-22-19 APP. NUMBER: 2019-0413

PLANNER ASSIGNED: AI TAB/CAC: Whitney

ACCEPTED BY: AI TAB/CAC MTG DATE: 6-27 TIME: 6P

FEE: \$ 2875 ^{oz} PC MEETING DATE: ---

CHECK #: 438 BCC MEETING DATE: 7-17 9A

COMMISSIONER: JG ZONE / AE / RNP: R40/RE Adm

OVERLAY(S)? MUO-3 PLANNED LAND USE: RH

PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 100 SIGN? Y/N

TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: ---

APPROVAL/DENIAL BY: --- COMMENCE/COMPLETE: ---

PROPERTY OWNER

NAME: Jim Howell, married man

ADDRESS: 920 Atwater Road

CITY: Lake Oswego STATE: OR ZIP: 97034

TELEPHONE: 503-380-5282 CELL: ---

E-MAIL: matt.d.thorsen@gmail.com; jimhowell@gmail.com

APPLICANT

NAME: CVL Nevada, Inc/ Armando Monarrez

ADDRESS: 631 N. Stephanie St. #518

CITY: Henderson STATE: NV ZIP: 89014

TELEPHONE: 702.355.3842 CELL: ---

E-MAIL: amonarrez@cvvegas.com REF CONTACT ID #: ---

CORRESPONDENT

NAME: CVL Nevada, Inc/ Armando Monarrez

ADDRESS: 631 N. Stephanie St. #518

CITY: Henderson STATE: NV ZIP: 89014

TELEPHONE: 702.355.3842 CELL: ---

E-MAIL: amonarrez@cvvegas.com REF CONTACT ID #: ---

ASSESSOR'S PARCEL NUMBER(S): 161-27-701-001; 161-27-303-001; 161-27-303-003; 161-27-315-010

PROPERTY ADDRESS and/or CROSS STREETS: Dodd & Hamilton

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.

Jim Howell Property Owner (Signature)*
Jim Howell Property Owner (Print)

STATE OF Oregon
 COUNTY OF Clatsop

SUBSCRIBED AND SWORN BEFORE ME ON Feb. 21, 2019 (DATE)
 by Jim Howell
 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.



May 22, 2019

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

CIVIL ENGINEERING

Re: Justification Letter for Boulder Gardens II (PUD Application)

To Whom It May Concern:

This letter is prepared as a project description for the proposed development. This application is for a planned unit development (PUD). The project is located on approximately 2.27 acres over four parcels generally located to the east side of Dodd Street and the north and south sides of Hamilton Avenue (APNs 161-27-303-001, -003, -315-010, -701-001). The current zoning for the parcels are RUD and R-E and the planned land use is Residential Urban Village. The project proposes 26 single family home lots with a proposed density of 11.5 units per acre. One lot within the project was included as a part of the adjacent PUD for Wexford at Canyon Springs and this project intends to match that lot design.

The project will meet most requirements set forth in Title 30.24.010b and are listed as follows:

1. Minimize adverse impacts on surrounding property.
2. Provide for the revitalization and/or redevelopment of areas where decline of any type has occurred.
3. Encourage infill development that is compatible and harmonious with adjacent uses, both existing and planned.
4. Provide development that is compatible with the County's goals and objectives and contributes to the general prosperity, health, safety and welfare of the community.
5. Provide consistency with the Plan, this Title, and other applicable plans, policies, standards and regulations.

We are requesting similar conditions of development as created for the adjacent Wexford at Canyon Springs development. The modifications to the requirements set forth in Chapter 30:24 and Title 30 are listed as follows:

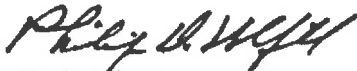
1. Front setbacks shall be 10 feet minimum.
2. Rear setbacks shall be 5 feet minimum.
3. Side setbacks shall be 3 feet minimum.
4. Side street setbacks shall be 6 feet minimum.
5. Corner lot setbacks shall be 6 feet minimum
6. The minimum lot size shall be 1948 square feet.
7. A 30-inch roll curb shall be used for interior streets.

We are requesting the following waivers for this project:

1. Per Title 30.24.020, a PUD is required to have a minimum gross area of 5 acres. This project is 2.27 acres. We are matching design requirements of the adjacent Wexford Canyon Springs PUD and do not foresee any negative impacts.
2. Per Title 30.24.080.c.1.D., residential units shall maintain a minimum of 10 foot setback from any street, drive aisle, sidewalk, or curb.
3. The project proposes a driveway on the south side of the east leg near the intersection of Dodd Street and Hamilton Avenue. Per CCAUSD 222.1, a length of 190 feet is required. Our project proposes an intersection with an approximate 55-foot departure separation from the Dodd/Hamilton intersection and is a reasonable location for access to the proposed parcels. The 4 lots accessing this driveway will have a minimal impact to traffic in Hamilton Avenue.
4. The project proposes a driveway on the north side of the east leg near the intersection of Dodd Street and Hamilton Avenue. Per CCAUSD 222.1, a length of 150 feet is required. Our project proposes an intersection with an approximate 42-foot approach separation from the Dodd/Hamilton intersection and is a reasonable location for access to the proposed parcels. This intersection of the project driveway and Hamilton Avenue has already been recorded as right of way. The 4 lots accessing this driveway will have a minimal impact to traffic in Hamilton Avenue.

The project includes adequate open space that exceeds the requirements in Title 30. Open space areas include additional amenities. The buildings have been designed to match closely with the adjacent Wexford at Canyon Springs.

This project is in conformance with the adjacent PUD for Wexford at Canyon Springs and does not create an adverse impact to surrounding properties. The project is also in conformance with planned land uses. I trust this satisfies your concerns regarding this project. If there are any questions or additional information is necessary, please contact this office.



CVL Nevada, Inc.
631 N. Stephanie St. #518
Henderson, Nv. 89014
(702) 355-3842