

- III. Approval of Minutes for December 28, 2022. (For possible action)
- IV. Approval of the Agenda for January 11, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **UC-22-0469-DOSE, EDWARD ALLEN & REBECCA NOEL:**
HOLDOVER USE PERMIT to allow an existing carport not architecturally compatible with the principal structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; and 2) reduce setback in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Hinson Street and the north side of Warm Springs Road within Enterprise. MN/jgh/syp (For possible action) **02/07/23 PC**
 - 2. **UC-22-0681-RIVIERA SHOPPING CENTER, LTD:**
USE PERMIT for sporting goods with firearms in conjunction with a pawn shop within an existing shopping center on 2.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action) **02/07/23 PC**
 - 3. **ET-22-400134 (WS-20-0096)-NEVADA POWER COMPANY:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) street landscaping; and 2) reduce parking lot landscaping.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) expansion of parking lot including solar PV shade covers for a public utility distribution warehouse facility on 37.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road and the west side of Lindell Road within Enterprise. MN/dd/ja (For possible action) **02/08/23 BCC**
 - 4. **WS-22-0686-JONES 215 LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a freestanding sign.
DESIGN REVIEW for a freestanding sign in conjunction with a vehicle sales facility on a portion of 14.0 acres in a C-2 (General Commercial) Zone, an M-D (Designed Manufacturing) Zone, and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 300 feet east of Torrey Pines Drive within Enterprise. MN/lm/syp (For possible action) **02/08/23 BCC**

VII. General Business

1. Elect a new Chair and Vice Chair of the Enterprise TAB. (for possible action)
2. Review and approve the 2023 meeting calendar. (for possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: February 1, 2023.

X. Adjournment.

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

Windmill Library – 7060 W. Windmill Lane

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

December 28, 2022

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT Justin Maffett PRESENT	Barris Kaiser, Vice Chair PRESENT Joseph Throneberry PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT	

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

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

Steve DeMerritt, Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for December 14, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for December 14, 2022.

Motion **PASSED** (5-0)/ Unanimous.

IV. Approval of Agenda for December 28, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended

Motion **PASSED** (5-0) /Unanimous

Related applications to be heard together:

1. NZC-22-0653-ROOHANI KHUSROW FAMILY TRUST:
2. VS-22-0654-ROOHANI KHUSROW FAMILY TRUST:
3. TM-22-500217-ROOHANI KHUSROW FAMILY TRUST:

5. ZC-22-0651-PERALTA FAMILY LP:
6. VS-22-0652-PERALTA FAMILY LP:
7. TM-22-500216-PERALTA FAMILY LP:

8. WC-22-400128 (ZC-1926-03)-PALM BEACH RESORT CONDOS:
9. UC-22-0650-PALM BEACH RESORT CONDOS:

10. ZC-22-0606-B-R OVATION LIMITED PARTNERSHIP:
11. VS-22-0612-B-R OVATION LIMITED PARTNERSHIP:

Items 1, 2, and 3 will be traileed to call of the Chair. The applicant is running late.

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Transform Clark County**
For those of you who were able to join for the presentation on Installment #2, thank you. For those of you who may have missed the presentation, you may view the presentation here: <https://www.transformclarkcounty.com/documents/>.

To aid in the collection of comments on the second installment, please feel free to use our online commenting tool. You can access our interactive commenting tool by following these simple steps:

Go to <https://www.transformclarkcounty.com/>
 Select Participate
 Select Review & Comment on Latest Draft

Comments may also be sent via email to transformclarkcounty@clarkcountynv.gov.
 All comments are due by December 30, 2022.

VI. Planning & Zoning

1. **NZC-22-0653-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 7.3 acres from an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; and 3) waive detached sidewalks.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the south side of Warm Springs Road and the east side of Montessouri Street within Enterprise (description on file). MN/rk/syp (For possible action) **01/17/23 PC**

Motion by David Chestnut
 Action: **APPROVE**: Zone Change reduced to R-2
DENY: Waivers of Development Standards
DENY: Design Reviews
 Per staff if approved conditions
 Motion **PASSED** (5-0) /Unanimous

2. **VS-22-0654-ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Montessori Street and Rainbow Boulevard within Enterprise (description on file). MN/rk/syp (For possible action) **01/17/23 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

3. **TM-22-500217-ROOHANI KHUSROW FAMILY TRUST:**
TENTATIVE MAP consisting of 60 single family residential lots and common lots on 7.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Warm Springs Road and the east side of Montessori Street within Enterprise. MN/rk/syp (For possible action) **01/17/23 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

4. **SC-22-0644-BLUE DIAMOND PB HOLDINGS, LLC:**
STREET NAME CHANGE to change the name of Schirlls Street to Pinkbox Doughnuts Drive between Blue Diamond Road and Wigwam Avenue. Generally located on the south side of Blue Diamond Road, 700 feet east of Arville Street within Enterprise. JJ/jad/syp (For possible action) **01/17/23 PC**

Motion by Joseph Throneberry
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

5. **ZC-22-0651-PERALTA FAMILY LP:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) alternative street design.
DESIGN REVIEWS for the following: 1) single family residential subdivision; 2) establish alternative yard; and 3) finished grade. Generally located on the east and west sides of Paradise Park Drive and the north side of Gomer Road within Enterprise (description on file). JJ/lm/syp (For possible action) **01/18/23 BCC**

Motion by David Chestnut
Action: **APPROVE:** Zone Change
DENY: Waivers of Development Standards
DENY: Design Reviews
ADD Current Planning Conditions:

- Terrace and landscape any combination of retaining and wall over 9 ft adjacent to public right of way.
- Add two architectural enhancements on elevations facing public roads.
- Provide a standalone letter to buyers on how the NV Energy easement affects their property

Per staff conditions
Motion **PASSED** (5-0) /Unanimous

6. **VS-22-0652-PERALTA FAMILY LP:**
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Rotherham Hills Avenue, and between Grand Canyon Drive and Chieftain Street within Enterprise (description on file). JJ/lm/syp (For possible action) **01/18/23 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

7. **TM-22-500216-PERALTA FAMILY LP:**
TENTATIVE MAP consisting of 29 lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Paradise Park Drive and the north side of Gomer Road within Enterprise. JJ/lm/syp (For possible action) **01/18/23 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

8. **WC-22-400128 (ZC-1926-03)-PALM BEACH RESORT CONDOS:**
WAIVERS OF CONDITIONS of a zone change requiring: 1) development be limited to “For Sale” condominiums rather than apartments or commercial; and 2) a 20 foot wide intense landscape buffer be provided along the west and south property lines in conjunction with a multiple family residential development on a 6.5 acre portion of 15.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Serene Avenue and 1000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/syp (For possible action) **01/18/23 BCC**

Motion by Joseph Throneberry
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

9. **UC-22-0650-PALM BEACH RESORT CONDOS:**
USE PERMITS for the following: 1) high impact project; and 2) multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio; 2) reduce parking; and 3) reduce throat depth.
DESIGN REVIEW for a multiple family residential development on a 6.5 acre portion of 14.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Serene Avenue, 1000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/syp (For possible action) **01/18/23 BCC**

Motion by Joseph Throneberry
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

10. **ZC-22-0606-B-R OVATION LIMITED PARTNERSHIP:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a multiple family residential development (senior housing).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce parking lot landscaping; **3)** reduce throat depth; **4)** reduce setback for decorative fence; and **5)** increase wall height.
DESIGN REVIEW for a multiple family residential development on 12.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Bruner Avenue and the west side of Parvin Street (alignment) within Enterprise (description on file). MN/sd/syp (For possible action) **01/18/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per plans presented to the Enterprise TAB

Per staff if approved conditions

Motion **PASSED** (5-0) /Unanimous

11. **VS-22-0612-B-R OVATION LIMITED PARTNERSHIP:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and I-15 and between Jonathan Drive and Bruner Avenue within Enterprise (description on file). MN/sd/syp (For possible action) **01/18/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

Motion **PASSED** (5-0) /Unanimous

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be January 11, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:01 p.m.

Motion **PASSED** (5-0) /Unanimous

ACCESSORY USES/STRUCTURES
(TITLE 30)

HINSON ST/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0469-DOSE, EDWARD ALLEN & REBECCA NOEL:

HOLDOVER USE PERMIT to allow an existing carport not architecturally compatible with the principal structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce building separation; and **2)** reduce setback in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Hinson Street and the north side of Warm Springs Road within Enterprise. MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

177-06-803-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce building separation for an existing accessory structure to 3 feet where 6 feet is required per Table 30.40-1 (a 50% reduction).
2. Reduce side yard setback for an existing accessory structure to zero feet where 5 feet is required per Table 30.40-1 (a 100% reduction).

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4080 Warm Springs Road
- Site Acreage: 0.5
- Project Type: Accessory structure (carport)
- Building Height (feet): 16

Site Plan

The existing accessory structure is located on the east interior side of the site. The accessory structure is set back 3 feet from the principal residence to the west of the structure and zero feet from the interior side property line. The existing single family residence is located north of Warm Springs Road. The site is accessible from both Hinson Street and Warm Springs Road.

Landscaping

The property has mature landscaping and groundcover throughout the site. No changes are proposed with this application.

Elevations

The plans depict a 1 story, 16 foot high, carport. The accessory structure has a round top with corrugated metal siding.

Applicant's Justification

The applicant indicates that the metal structure is not Code compliant and this application is needed to bring it up to compliance.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0008-16	Storage container - expired	Approved by BCC	April 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential & undeveloped

Clark County Public Response Office (CCPRO)

CE20-15787 is an active code enforcement case on this site.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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 existing accessory structure is not compatible or consistent with the architectural elements of the principal structure. The structure does not meet the required setbacks which are intended for fire safety purposes in case of emergency. In addition, the structure is not adequately buffered and can be seen from the public right-of-way therefore, staff cannot support this request.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the

property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that the reduction in the required building separation and side yard setback are significant enough to potentially cause a negative impact to the surrounding area. Since staff does not support the use permit, staff also cannot support the waivers.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 1 year to complete the building permit and inspection process, with any extension of time to be a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Vacate any unnecessary rights-of-way and/or easements.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS: 3 cards

PLANNING COMMISSION ACTION: December 22, 2022 – HELD – To 02/07/23 – per the applicant.

APPLICANT: REBECCA DOSE
CONTACT: REBECCA DOSE, 4080 W. WARM SPRINGS ROAD, LAS VEGAS, NV, 89118

DRAFT



LAND USE APPLICATION 1A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

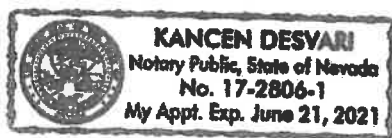
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <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	APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER	NAME: <u>EDWARD & REBECCA DOSE</u> ADDRESS: <u>4080 W. WARM SPRINGS RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>951-321-9526</u> CELL: <u>909-721-5099</u> E-MAIL: <u>SANDNUTT@AOL.COM</u>
	APPLICANT	NAME: <u>EDWARD & REBECCA DOSE</u> ADDRESS: <u>4080 W. WARM SPRINGS RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>951-321-9526</u> CELL: <u>909-721-5099</u> E-MAIL: <u>SANDNUTT@AOL.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>EDWARD & REBECCA DOSE</u> ADDRESS: <u>4080 W. WARM SPRINGS RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>951-321-9526</u> CELL: <u>909-721-5099</u> E-MAIL: <u>SANDNUTT@AOL.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-06-803-017
 PROPERTY ADDRESS and/or CROSS STREETS: 4080 W. WARM SPRINGS RD. LV, NV 89118
 PROJECT DESCRIPTION: ACCESSORY STRUCTURE

(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.

Rebecca Dose _____ REBECCA DOSE _____
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2/25/21 (DATE)
 By Rebecca N. Rose
 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.

12/2/21 BD 20-52567 / CE 20-15787 / APR 21-100242

Waivers of Development Standards (Title 30) for existing RV Carport/Accessory Structure

Site Address: 4080 W. Warm Springs Rd
Las Vegas, NV 89118

Site Acreage: 0.5

APN: 177-06-803-017

APP. Number/Owner: WS 20-52567/Edward and Rebecca Dose

Waivers of Development Standards

1. A. Reduce the interior side setback for an existing principal structure (carport is to the side of single family residence) to 3 ft where 5 ft is required per Table 30.40-1 Based on R-E Zone. (a 40% reduction)
- B. Reduce the interior side for existing accessory structure to zero feet where 5 feet is required per Table 30.40-1. (a 100% reduction)

(Waivers for front/rear setbacks are not required as they are within approved parameters of Table 30.40-1)

2. Architecturally non-compatible with principal building Table 30.44-1 3

RV Carport/Accessory Structure Materials: Decorative Aluminum and Steel

02/07/23 PC AGENDA SHEET

SPORTING GOODS (FIREARMS)
(TITLE 30)

BLUE DIAMOND RD/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0681-RIVIERA SHOPPING CENTER, LTD:

USE PERMIT for sporting goods with firearms in conjunction with a pawn shop within an existing shopping center on 2.8 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-21-214-002

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9265 S. Cimarron Road
- Site Acreage: 2.8
- Project Type: Sporting goods (firearms) in conjunction with pawn shop
- Number of Stories: 1
- Building Height (feet): 32.5
- Square Feet: 2,427 (lease space)/40,080 (overall shopping center)
- Parking Required/Provided: 160/162

Site Plans

The plans depict an existing shopping center consisting of 5 buildings with a cumulative area of 40,080 square feet. Pad 01 is located along the north property line, adjacent to Blue Diamond Road. Pad 04 and Pad 05 are located along the west property line, adjacent to the existing single family residential development. Pad 03 is located along the south property line. Pad 02 is centrally located within the development on APN 176-21-318-001 and has not been included as a part of this center since it was rezoned to C-1. The proposed pawn shop is located within Pad 01, located at the north portion of the development. Access to the site is granted via 2 existing commercial driveways located adjacent to Cimarron Road. An existing detached sidewalk

measuring 5 feet in width is also located along Cimarron Road. The project site requires 160 parking spaces where 162 parking spaces are provided.

Landscaping

All street and site landscaping exists and no changes are proposed or required to the existing landscaping.

Elevations

The existing building features varying rooflines incorporating a Spanish clay roof tile. The exterior of the building consists of painted stucco, painted decorative metal awnings, and an aluminum storefront window system.

Floor Plans

The plans depict a 2,427 square foot lease space that will be utilized as a pawn shop with 27 square feet for the display of firearms. The floor plans include an office/safe room, display areas, loan counter, gun room, breakroom, restroom facilities, and a storage area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the request is for the sale and display of firearms and that there will be no sales of ammunition.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0316	Pawn shop and signage (subject business)	Approved by PC	July 2022
UC-22-0253	Hookah lounge with outside dining	Approved by PC	June 2022
NZC-0344-13	Reclassified 2.7 acres to C-1 zoning for a portion of an existing retail center	Approved by BCC	September 2013
UC-0203-13	Commercial uses in an H-2 zoned commercial center	Approved by PC	June 2013
UC-0534-10	Convenience store with alcohol sales, packaged only (beer, wine, and liquor)	Approved by BCC	December 2010
UC-0626-08	Service bar in conjunction with a proposed restaurant (9285 Cimarron Road #100)	Approved by PC	August 2008
WS-0182-07	Alternative landscaping materials and alternative landscape buffer standards with a design review for modifications to an approved commercial development	Approved by PC	March 2007
WS-1709-06	Allowed no sidewalks along Blue Diamond Road	Approved by BCC	January 2007

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1138-06	Retail commercial development with a design review for retail and service center in an H-2 zone	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Emergency care facility
South	Open Lands	P-F	Local park & drainage facility
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Mixed-use development
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The intent of the C-1 zoning district is to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets. Staff does not anticipate any adverse impacts from the sale of sporting goods (firearms) in conjunction with the previously approved pawn shop and finds that the use is compatible with the C-1 zoning district and existing developments in the surrounding area. The proposed use is located in the northeast corner of the site, adjacent to Blue Diamond Road and Cimarron Road, with a building separating the proposed use from the residential development to the west. The use does not place additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TNT PAWN NV, LLC

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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

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

September 20, 2022

VIA UPLOAD

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

UC-22-0681

**Re: Justification Letter – Special Use Permit for Sporting Goods -
Firearms
APN: 176-21-214-002
TNT Pawn NV, LLC**

To Whom It May Concern:

Please be advised our office represents TNT Pawn NV, LLC (the "Applicant") in the above-referenced matter. The Applicant has been approved for a pawn shop use on property located at the southwest corner of Blue Diamond Road and Cimarron Road, more particularly described as APN: 176-21-214-002 (the "Site"). The Site is approximately 2.74 acres. By way of background, the Site was approved for a zone change to C-1 in 2013 via NZC-0344-13 and recently approved for a pawn shop use via UC-22-316. The Site is a developed commercial shopping center.

The Applicant is now seeking a special use permit for sporting goods-firearms to allow for the sales and display of firearms. The total square footage of the pawn shop is approximately 2,400 square feet. The sales floor square footage is approximately 1,068 square feet and the area devoted to the display of firearms is 27 square feet which is approximately 2.5% of the sales floor area. There will be no sales of ammunition. In a C-1 zoned district with special use permit approval, a pawn shop is allowed to sell and display firearms.

We thank you in advance for your time and consideration of the application. Should you have any questions, please feel free to contact me.

Very truly yours,

KAEMPFER CROWELL



Jennifer Lazovich

jjl/amp

02/08/23 BCC AGENDA SHEET

PARKING LOT EXPANSION
(TITLE 30)

WARM SPRINGS RD/LINDELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400134 (WS-20-0096)-NEVADA POWER COMPANY:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) street landscaping; and 2) reduce parking lot landscaping.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) expansion of parking lot including solar PV shade covers for a public utility distribution warehouse facility on 37.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the north side of Warm Springs Road and the west side of Lindell Road within Enterprise. MN/dd/ja (For possible action)

RELATED INFORMATION:

APN:

176-01-402-002; 176-01-402-004; 176-01-402-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce street landscaping along Lindell Road to 6 feet where 15 feet is required per Section 30.64.030 (a 60% reduction).
- b. Waive street landscaping along Westwind Road where Figure 30.64-5 is required.
2. a. Allow parking lot landscape fingers every 10 spaces where landscape fingers are required every 6 spaces per Figure 30.64-14 (a 44% reduction).
- b. Allow parking lot landscaping to consist of shrubbery where trees are required per Figure 30.64-14.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7155 Lindell Road
- Site Acreage: 37
- Project Type: Expand parking lot for a public utility facility distribution warehouse
- Shade Cover Height (feet): 13
- Parking Required/Provided: 249/1,293

Site Plans/Request

The approved plans depict an existing 371,718 square foot distribution warehouse building and several outbuildings for NV Energy located on the northerly portion of the site and west of Westwind Road. The current proposed development is for an expansion of the existing parking areas on the east side of the buildings adjacent to Lindell Road and on the east side of Westwind Road, north of Warm Springs Road. The parking areas include solar PV shades over all new and some existing parking spaces, and a card reader access gate at the driveway access to Westwind Road and a redesigned card reader access gate to Lindell Road.

Landscaping & Lighting

The approved plans depict an existing landscape area along Lindell Road that ranges from 6 feet to 14 feet, 6 inches wide with new 8 foot high decorative screen wall located at the back of the landscape areas. An attached sidewalk with a 10 foot wide landscape area along Lindell Road was previously approved (WS-1417-06). The driveway entrances on both Lindell Road and Westwind Road are shown landscaped with a 5 foot wide area on the outside of the 8 foot high screen walls. A 4.5 foot wide landscape area is proposed along Westwind Road with rockscape. A 15 foot wide landscape area with detached sidewalk is shown along Warm Springs Road and at the spandrel per Code requirements. Parking lot landscaping and fingers are provided internal to the site with landscape fingers every 10 spaces with shrubbery. Some of the internal parking lot landscape areas include trees at driveway intersections. Parking lot luminaries (light poles) are located at the card reader entry gates to the parking lot and are shielded with an overall height of 25 feet.

Elevations

The solar PV shade covers are painted steel structures with photovoltaic modules over a rack system for the vehicle canopies at an overall height of 13 feet. There are under mounted shielded canopy light fixtures in several locations on each canopy.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-20-0096:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Westwind Road with a portion of the cul-de-sac, 45 feet to the back of curb for Warm Springs Road, and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Applicant's Justification

The applicant states that various design modifications in the project (including but not limited to solar-power charger redesign, the relocation of the ADA parking lot, and perimeter wall) caused delays in being able to complete their applications with other departments. For these reasons, the applicant is requesting an extension of time. The applicant also notes that the drainage study has been approved, all right-of-way dedications have been completed, and all easements have been recorded.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400148 (VS-18-0432)	First extension of time to vacate and abandon patent easements	Approved by BCC	September 2021
WS-20-0096	Waived development standards to reduce parking lot & street landscaping	Approved by ZA	March 2020
ADR-19-900613	25 foot high shade structures for materials storage on the most westerly property line of APN: 176-01-402-009	Approved by ZA	September 2019
WS-18-0431	Waived cross access, ingress/egress easements and reduced throat depth with a design review for an office/warehouse building and increased grade and street improvements - expired	Approved by BCC	September 2018
VS-18-0432	Vacated and abandoned patent easements	Approved by BCC	September 2018
WS-0777-16	Modified driveway design standards with design reviews for warehouse building and increased finished grade in conjunction with a proposed warehouse building	Withdrawn	February 2017
WS-1175-07	Increased wall height to 14.5 feet with 10 foot screen wall	Approved by PC	November 2007
UC-1274-07	Communication tower	Approved by PC	December 2007
ZC-1705-06	Reclassified from R-E to M-D zoning (no development plans submitted)	Approved by BCC	January 2007

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1539-06	Vacated and abandoned a portion of Warm Springs Road	Approved by PC	December 2006
WS-1417-06	Allowed attached sidewalks for public facility (NV Energy Operations Facility)	Approved by BCC	November 2006
WS-0679-06	Increased driveway widths to 50 feet for modified design standards	Approved by PC	June 2006
ZC-0089-06	Reclassified 71.06 acres to M-D & M-1 with increased sign heights and monument sign area for industrial, office, and retail development on 263.3 acres	Approved by BCC	May 2006
ZC-1177-05	Reclassified 64.2 acres to M-D zoning and allowed attached sidewalks for a distribution center on 30.5 acres	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Industrial complex
South	Business Employment	C-2	Data center & NV Energy infrastructure
East	Business Employment	M-D	Tavern, convenience store, fuel canopy & carwash, data center, & industrial complex
West	Public Use & Business Employment	R-E, P-F, & M-D	LVVWD & SNWA infrastructure

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The applicant has demonstrated significant effort and progress towards the completion of this project; since the original approval, several modifications to the plans have been made that pushed the project further back in the permitting process for multiple departments, but the applicant has made progress. The applicant also notes that their drainage study has been

approved, all right-of-way dedications have been completed, and all the easements have been recorded; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until March 18, 2024 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SAID MOHAMMED

CONTACT: SAID MOHAMMED, 7724 HARDEST CT, LAS VEGAS, NV 89139



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

3A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET) WS-20-0096 _____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>ET-22-400134</u> DATE FILED: <u>12/06/2022</u></p> <p>PLANNER ASSIGNED: <u>DD</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>01/11/2023</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>02/08/2023</u></p> <p>FEE: <u>\$600</u></p>
	PROPERTY OWNER	<p>NAME: <u>Nevada Power Company d/b/a NV Energy</u></p> <p>ADDRESS: <u>6226 W. Sahara Avenue</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u></p> <p>TELEPHONE: <u>702-402-5834</u> CELL: <u>702-334-5834</u></p> <p>E-MAIL: <u>christopher.carter@nvenergy.com</u></p>
	APPLICANT	<p>NAME: <u>Nevada Power Company d/b/a NV Energy</u></p> <p>ADDRESS: <u>6226 W. Sahara Avenue</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u></p> <p>TELEPHONE: <u>702-402-5834</u> CELL: <u>702-334-5834</u></p> <p>E-MAIL: <u>christopher.carter@nvenergy.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Said A Mohammed</u></p> <p>ADDRESS: <u>5820 S. Eastern Avenue Suite 200</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702-534-2148</u> CELL: <u>702-327-8821</u></p> <p>E-MAIL: <u>mohammedsaid@stanleygroup.com</u> REF CONTACT ID #: <u>28998</u></p>

ASSESSOR'S PARCEL NUMBER(S): 173-01-402-002, 173-01-402-004 and 173-01-402-013

PROPERTY ADDRESS and/or CROSS STREETS: 7520 Westwind Road (Warm Springs Avenue and Lindell Road)

PROJECT DESCRIPTION: Parking Lot Expansion

(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.

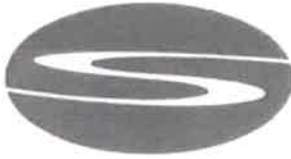
L. Zhang
Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark

Nevada Power Company d/b/a NV Energy
LI Zhang signing for NV Energy
 Property Owner (Print)

CYNTHIA L. SKROMAK
 Notary Public-State of Nevada
 APPT. NO. 02-72871-1
 My Appt. Expires 09-20-2025

SUBSCRIBED AND SWORN BEFORE ME ON November 16, 2022 (DATE)
 By L. Zhang
 NOTARY PUBLIC: Cynthia L. Skromak

***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.



STANLEYCONSULTANTS, Inc

5820 South Eastern Avenue › Suite 200 › Las Vegas, NV 89119
702.369.9396 › stanleyconsultants.com

October 3, 2022,

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

RE: Justification Letter for NVE Beltway Complex Parking Lot Expansion (APN 176-01-402-002,004 and 013) located at the northeast corner of Westwind and West Warm Springs Roads

To Whom It May Concern:

The application for the abovementioned project under the application number WS-20-0096 was approved on March 25, 2020. However, due to the design modification, including the solar power charger redesign and other minor addition such as ADA Parking lot relocation, perimeter wall, and other minor changes, the processing time took more than expected, and the project required to request an extension of time

Currently, the drainage study has been approved, and all offsite easements, Right of Way dedication, public access, and drainage have been recorded. The required Las Vegas Water District easements are accepted and waiting to be recorded by Southern Nevada Water Authority. The site design is in the final stage of approval, and at the same time, the project bid has been announced.

Staley Consultants inc. respectfully requests this extension of time to finalize the NVE Beltway Complex Parking Lot Expansion. Should you require any additional information or have any questions, please do not hesitate to contact Stanley Consultant at 702-534-2148

Sincerely,

Said A. Mohammed
Sr. Water Resource Engineer
Stanley Consultants, Inc.

**PLANNER
COPY**

cc: Chris Carter

02/08/23 BCC AGENDA SHEET

SIGN HEIGHT
(TITLE 30)

ROY HORN WY/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0686-JONES 215 LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a freestanding sign. **DESIGN REVIEW** for a freestanding sign in conjunction with a vehicle sales facility on a portion of 14.0 acres in a C-2 (General Commercial) Zone, an M-D (Designed Manufacturing) Zone, and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the south side of Roy Horn Way, 300 feet east of Torrey Pines Drive within Enterprise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-601-022 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a freestanding sign along Roy Horn Way and CC 215 to 40 feet where a maximum of 28 feet is permitted within the CMA Design Overlay District per Section 30.48.680 (a 43% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6425 Roy Horn Way
- Site Acreage: 14 (portion)
- Project Type: Freestanding sign
- Sign Height (feet): 40
- Square Feet: 115

Site Plan

The request is for a freestanding sign in conjunction with an approved automobile sales dealership with outside display of automobiles. The existing vehicle sales buildings, Volvo on the east and Jaguar on the west, are centrally located on the lot. The frontage along Roy Horn Way consists of a landscape area with detached sidewalk and a vehicle display area along both

sides of the main entry drive to the dealership. Access to the site is from Roy Horn Way to the north. While both dealerships are on the same property, there is no cross access between the two; therefore, they are separate developments and each dealership is permitted 1 sign.

Landscaping

No changes are proposed or required to landscape areas with this request.

Signage

The 115 square foot freestanding sign is oriented toward Roy Horn Way (215 Frontage Road) and set back approximately 21 feet from the right-of-way. This request is to increase the height of the freestanding sign to 40 feet.

Applicant's Justification

The applicant indicates that the proposed freestanding sign is designed to match the existing sign height for the Jaguar/Land Rover of Las Vegas on the west side of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0261	Vehicle repair facility in conjunction with a vehicle sales lot (dealership)	Approved by BCC	July 2021
WC-21-400091 (ZC-0606-01)	Waived conditions for recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements if dealerships are individually owned and operated	Approved by BCC	July 2021
WS-20-0079	Vehicle (automobile) dealership with waivers to the CMA Design Overlay District, parking lot landscaping, cross access, and throat depth	Approved by ZA	March 2020
WC-20-400014 (ZC-0606-01)	Waived conditions for recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements if dealerships are individually owned and operated	Approved by ZA	March 2020
ADR-19-900634	Storage building in conjunction with an existing vehicle sales facility	Approved by ZA	October 2019
WS-18-0519	Increased height of a proposed freestanding sign and design review for a freestanding sign in conjunction with an existing vehicle sales on the western portion of the site	Approved by BCC	September 2018
VS-1073-17	Vacated and abandoned various easements on this site - recorded	Approved by PC	February 2018
ZC-0215-17	Reclassified a portion of this site to M-D zoning for a vehicle sales facility on the western portion of this site	Approved by BCC	May 2017
VS-0237-16	Vacated and abandoned right-of-way on a portion of the overall development site for a detached sidewalk - recorded	Approved by PC	June 2016

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0606-01	Reclassified a portion of this site to C-2 zoning for 2 vehicle sales facilities	Approved by BCC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Office building with a production studio (UFC)
South	Business Employment	C-2 & M-D	Surface overflow parking lot
East	Business Employment	M-D	Undeveloped
West	Business Employment	M-D & C-2	Vehicle sales facility (Findlay Subaru)

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Waiver of Development Standards & Design Review

Staff does not typically support a request to increase the height of freestanding signs within the CMA Design Overlay District. However, another sign was approved on this site by the Board of County Commissioners (BCC) for an increase in height to 40 feet along with several other vehicle dealerships in the area. The increase in the height of the proposed freestanding sign for the subject automobile dealership is consistent with the heights of other freestanding signs in the area. Based on the past approvals by the BCC for the other freestanding signs in the area, staff finds that this request is consistent and compatible with the characteristics of the existing signs and can support this request.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JESSE HURST HARTLAUER

CONTACT: JESSE HARTLAUER, HARTLAUER SIGNS, 3900 W. DEWEY DR, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION 4A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-22-0686</u> DATE FILED: <u>12/13/22</u></p> <p>PLANNER ASSIGNED: <u>LMN</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>1/11/23</u></p> <p>PC MEETING DATE: <u> </u></p> <p>BCC MEETING DATE: <u>2/8/23</u></p> <p>FEE: <u>\$975</u></p>
	PROPERTY OWNER	<p>NAME: <u>JONES 215 L L C</u></p> <p>ADDRESS: <u>310 N Gibson Rd.</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89016</u></p> <p>TELEPHONE: <u>702-558-8832</u> CELL: <u>702-239-2725</u></p> <p>E-MAIL: <u>rcamperi@findlayauto.com</u></p>
	APPLICANT	<p>NAME: <u>JONES 215 L L C</u></p> <p>ADDRESS: <u>310 N Gibson Rd.</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89016</u></p> <p>TELEPHONE: <u>702-558-8832</u> CELL: <u>702-239-2725</u></p> <p>E-MAIL: <u>rcamperi@findlayauto.com</u> REF CONTACT ID #: <u> </u></p>
	CORRESPONDENT	<p>NAME: <u>Hartlauer Signs</u></p> <p>ADDRESS: <u>3900 W. Dewey Drive</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-880-4328</u> CELL: <u> </u></p> <p>E-MAIL: <u>permits@hartlauersigns.com</u> REF CONTACT ID #: <u> </u></p>

ASSESSOR'S PARCEL NUMBER(S): 17602601022

PROPERTY ADDRESS and/or CROSS STREETS: 6385 Roy Horn Ave. Las Vegas NV 89118

PROJECT DESCRIPTION: Manufacture and installation of (1) 40' tall freestanding sign.

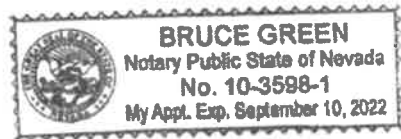
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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 designees, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature] Cliff Findlay
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON APRIL 11, 2023 (DATE)
 By CLIFF FINDLAY

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.



NV Contractor's License Number 0072762 C-6
3900 W. Dewey Dr.; Las Vegas, NV 89118
(702) 880-4328 Fax (702) 880-4329

HARTLAUERSIGNS
WWW.HARTLAUERSIGNS.COM

October 26, 2022

Clark County

WS-22 0686

Department of Comprehensive Planning

500 S. Grand Central Pkwy.

Las Vegas, NV 89155

RE: Justification Letter - Design Review/ Waiver of Development Standards – Volvo

Pylon 6385 Roy Horn Way

To Whom It May Concern:

This letter is to inform you of the reasoning behind the design review/ waiver of development standards for this permit. We are only allowed 28' tall for freestanding signs and this pylon is 40' tall. All of the pylons next to Volvo have been approved to have their sign exceed the 28' tall rule. The sign being 40' instead of 28' tall will also be good for Volvo's exposure and will help bring in more customers. The existing car dealership is located along the same frontage roadway as numerous other car dealerships. Our proposed freestanding sign is consistent in size or smaller than freestanding signs on the adjoining properties and others along the roadway. We feel the height is justified and is consistent and compatible with the character of the community.

Thank you,

Please reach out if you have any further questions.

Brylee Dukes

Hartlauer Signs

Permit Tech

2023 TENTATIVE ENTERPRISE TOWN BOARD DATES

January 11

February 1 & 15

March 1 & 15 & 29

April 12 & 26

May 10 & 31

June 14 & 28

July 12 & 26

August 9 & 30

September 13 & 27

October 11

November 1 & 15 & 29

December 13 & 27

