



Enterprise Town Advisory Board

Clark County Commission Chambers

500 South Grand Central Pkwy

Las Vegas, NV 89155

February 24, 2021

6:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at 702-371-7991 and is/will be available on the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to TLH@clarkcountynv.gov, before 04:00 pm, February 24, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board/Council Members: David Chestnut, Chair
Tanya Behm
Joseph Throneberry

Barris Kaiser, Vice Chair
Gabriela Everett

Secretary: Carmen Hayes, 702-371-7991 CHAYES70@yahoo.com

County Liaison(s): Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair - JAMES B. GIBSON, Vice-Chair
JUSTIN C. JONES - WILLIAM MCCURDY II - ROSS MILLER - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to TLH@clarkcountynv.gov, before 04:00 pm, on February 24, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for February 10, 2021. (For possible action)
- IV. Approval of the Agenda for February 24, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
- VI. Planning and Zoning
 - 1. **UC-20-0543-AFRIDI ROMMAN KHAN:**
USE PERMITS for the following: 1) allow a communication tower; 2) increased communication tower height; and 3) reduced communication tower setback.
DESIGN REVIEW for a communication tower on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 300 feet south of Eldorado Lane within Enterprise. MN/jor/jd (For possible action) **03/02/21 PC**
 - 2. **UC-20-0338-SANG TJIE GIOK:**
USE PERMITS for the following: 1) place of worship; 2) increased height of a place of worship; and 3) increased height of a freestanding sign.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) driveway geometrics; and 3) departure distance.
DESIGN REVIEW for a place of worship on 5.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nr/jd (For possible action) **03/03/21 BCC**
 - 3. **ZC-20-0602-DIAMOND VALLEY VIEW LTD:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone and H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for an office/warehouse facility. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise (description on file). MN/al/jd (For possible action) **03/03/21 BCC**

4. **VS-21-0030-SKID HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Gomer Road and between Durango Drive and Cimarron Road within Enterprise (description on file). JJ/jor/jd (For possible action) **03/16/21 PC**

5. **WS-21-0029-TAGGARD, RICHARD & E. LIV TR:**
WAIVER OF DEVELOPMENT STANDARDS to reduce lot area for existing parcels by modifying the boundary between 2 parcels on a 1.0 acre parcel in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Torino Avenue, 150 feet west of Bermuda Road within Enterprise. MN/al/jd (For possible action) **03/16/21 PC**

6. **WC-21-400008 (ZC-2178-04)-GAMEDAY LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) detached sidewalks in powerline easement areas; and 2) right-of-way dedication of 40 feet to 80 feet for Lindell Road, 30 feet to 60 feet for Frias Avenue terminating in a County approved turn-around, 30 feet to 60 feet for Edmond Street, and 30 feet for Haleh Avenue in conjunction with a single family residential development on 20.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Frias Avenue and the east side of Lindell Road within Enterprise. JJ/nr/jd (For possible action) **03/17/21 BCC**

7. **VS-21-0026-GAMEDAY LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and a portion of right-of-way being Lindell Road between Frias Avenue and Pyle Avenue within Enterprise (description on file). JJ/nr/jd (For possible action) **03/17/21 BCC**

8. **WS-21-0025-GAMEDAY LLC:**
WAIVER OF DEVELOPMENT STANDARDS for wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 20.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road and the north side of Frias Avenue within Enterprise. JJ/nr/jd (For possible action) **03/17/21 BCC**

9. **TM-21-500005-GAMEDAY LLC:**
TENTATIVE MAP consisting of 96 single family residential lots and common lots on 20.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road and the north side of Frias Avenue within Enterprise. JJ/nr/jd (For possible action) **03/17/21 BCC**

VII. General Business

1. None.

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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to TLH@clarkcountynv.gov, before 4:00 pm, February 24, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: March 10, 2021 at 6:00 pm.

X. Adjournment.

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

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



Enterprise Town Advisory Board

February 10, 2021

MINUTES

Board Members	Tanya Behm PRESENT Gabriela Everett PRESENT Joseph Throneberry PRESENT	David Chestnut PRESENT Barris Kaiser PRESENT
Secretary:	Carmen Hayes 702-371-7991 chaves70@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.

Mark Donohue and Jazmine Harris, Current Planning

II. Public Comment

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

- None.

III. Approval of November 11, 2020 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for November 10, 2020.

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

IV. Approval of Agenda for February 10, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** as amended.

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

Applicant requested hold:

6. UC-20-0338-SANG TJIE GIOK: The applicant requested a **HOLD** until the Enterprise TAB

meeting on February 24, 2021.

Related applications to be heard together:

7. VS-21-0016-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST
8. WS-21-0018-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST
9. TM-21-500003-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST

12. ZC-21-0002-COUNTY OF CLARK (AVIATION)
13. VS-21-0003-COUNTY OF CLARK (AVIATION)
14. TM-21-500002-COUNTY OF CLARK (AVIATION)

Move General Business item # 1 to be heard before **Informational Items**.

V. Informational Items

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

- **NDOT Seeks State Rail Plan Feedback, Hosts February 16 Virtual Summit**

LAS VEGAS, NEV. - The Nevada Department of Transportation (NDOT) is accepting public feedback and hosting a February 16 virtual rail summit to finalize the Nevada State Rail Plan, outlining potential new and enhanced railroad facilities to create a more efficient and sustainable statewide transportation network .

The public can visit www.nevadadot.com/mobility and select "Rail Planning" (direct link:

<https://www.nevadadot.com/mobility/rail-planning/state-rail-plan/-fsiteid-1>) to gather updates and provide feedback through March 4 on rail improvements to enhance Nevada's transportation network . .

The plan will be finalized following public comment and a virtual statewide rail summit on Feb. 16. The summit will provide an overview of plan recommendations and strategies and gather stakeholder and public feedback. Interested members of the public can register for the free summit by visiting the rail plan web site.

- **NEIGHBORHOOD MEETING**

There will be a virtual ZOOM meeting to discuss a conforming zone change application for a proposed mixed-use project consisting of 312 multifamily units and retail uses near Redwood Street and Arby Avenue. APNs: 176-02-301-012, 013, 014, 015 & 021

Wednesday, February 17, 2021, 5:30 p.m.

ZOOM Meeting link: <https://tinyurl.com/Calida-Redwood-Arby>

Meeting ID: 812 8306 2328

Password: 908659

VI. Planning & Zoning

1. **UC-20-0543-AFRIDI ROMMAN KHAN:**
USE PERMITS for the following: **1)** allow a communication tower; **2)** increased communication tower height; and **3)** reduced communication tower setback.
DESIGN REVIEW for a communication tower on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.
Generally located on the east side of Haven Street, 300 feet south of Eldorado Lane within Enterprise. MN/jor/jd (For possible action) **03/02/21 PC**

Motion by David Chestnut

Action: **APPROVE** applicant requested a **HOLD** until the Enterprise TAB meeting on February 24, 2021.

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

Tiffany Hesser read written public comment in opposition to this item (see attached).

2. **VS-20-0588-HANWEN RAINBOW, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Montessori Street (alignment) and Rainbow Boulevard, and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/jt/jd (For possible action) **03/02/21 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

3. **WS-21-0009-CHURCH GOOD SAMARITAN LUTHERAN:**
WAIVER OF DEVELOPMENT STANDARDS to allow wall signs where not permitted in an R-E Zone.
DESIGN REVIEW for wall signs in conjunction with a place of worship complex on 4.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Windmill Lane and the west side of Gagnier Boulevard within Enterprise. JJ/lm/jd (For possible action) **03/02/21 PC**

Motion by Joseph Throneberry

Action: **DENY**

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

4. **ET-21-400002 (UC-18-0617)-SKID HOLDINGS, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to reduce the setback of a vehicle (automobile) wash from a residential use.
DESIGN REVIEWS for the following: **1)** retail building; **2)** restaurant with drive-thru; **3)** vehicle (automobile) wash; and **4)** water vending structure on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Blue Diamond Road and Durango Drive within Enterprise. JJ/jgh/jd (For possible action) **03/03/21 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

5. **ET-21-400005 (UC-18-0754) -CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T:**

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) place of worship; and 2) increase the height of an ornamental spire and dome.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified street standards; and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) place of worship; and 2) finished grade on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Lindell Road and the south side of Mistral Avenue (alignment) within Enterprise. JJ/md/jd (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

6. **UC-20-0338-SANG TJIE GIOK:**

USE PERMITS for the following: 1) place of worship; 2) increased height of a place of worship; and 3) increased height of a freestanding sign.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) driveway geometrics; and 3) departure distance.

DESIGN REVIEW for a place of worship on 5.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nr/jd (For possible action) **03/03/21 BCC**

The applicant requested a **HOLD** until the Enterprise TAB meeting on February 24, 2021.

7. **VS-21-0016-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**

VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Buffalo Drive and between Pebble Road and Ford Avenue (alignment) within Enterprise (description on file). JJ/sd/ja (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

8. **WS-21-0018-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area, 2) allow proposed single family residential lots to have direct access to a collector street (Tenaya Way); 3) increase retaining wall height; and 4) off-site improvements (streetlights, sidewalk, curb, gutter, and partial paving).

DESIGN REVIEWS for the following: 1) proposed single family residential subdivision; and, 2) finished grade on 13.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road, east of Pioneer Way (alignment) within Enterprise. JJ/sd/jd (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action:

DENY Waiver of Development Standards #s 1 and 2;

APPROVE Waiver of Development Standards #s 3, and 4;

DENY Design Review #1

APPROVE Design Review # 2;

ADD Current Planning Condition:

- Any combination of decorative and retaining wall over 9 ft. adjacent to a public street to be terraced and landscaped.

Per staff if approved conditions.

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

9. **TM-21-500003-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
TENTATIVE MAP consisting of 21 residential lots on 13.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road (alignment) and east of Pioneer Way (alignment) within Enterprise. JJ/sd/jd (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action: **DENY**

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

10. **WC-21-400003 (NZA-19-0982) -KB HOME LV SAGE GLEN LLC:**
WAIVER OF CONDITIONS of a zone change requiring an 8 foot tall wall as measured from existing grade of APN 176-15-801-030; 8 foot tall wall adjacent to existing commercial; and 8 foot tall wall adjacent to Rosanna Street in conjunction with a previously approved single family residential development on 24.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Cougar Avenue (alignment) within Enterprise (description on file). JJ/jgh/jd (For possible action) **03/03/21 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions:

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

11. **ZC-20-0602-DIAMOND VALLEY VIEW LTD:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone and H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for an office/warehouse facility. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise (description on file). MN/al/jd (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action: **APPROVE** applicant requested a **HOLD** until the Enterprise TAB meeting on February 24, 2021.

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

12. **ZC-21-0002-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 10.9 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.
USE PERMIT for an attached (townhouse) planned unit development (PUD).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce width of private streets; 4) reduce street intersection off-set; and 5) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade. Generally located on the southwest corner of Le Baron Avenue and Arville Street within Enterprise (description on file). JJ/al/jd (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action:

APPROVE Zone Change;

APPROVE Use Permit;

APPROVE Waiver of Development Standards #s 1, 3, 4 and 5;

DENY Waiver of Development Standards # 2;

DENY Design Review # 1;

APPROVED Design Review #2

ADD Current Planning condition:

- Letter of agreement from Republic Services for trash and recycling to be approved prior to final design of the site.
- Add additional fenestrations to townhouse elevations facing the private street.

ADD Public Works – Development Review condition:

- No parking along the south side of Le Baron Avenue.

Per staff if approved conditions.

Motion **PASSED** (4-1) / Kaiser-nay

13. **VS-21-0003-COUNTY OF CLARK (AVIATION):**

VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Arville Street, and between Le Baron Avenue and Pyle Avenue within Enterprise (description on file). JJ/al/ja (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

14. **TM-21-500002-COUNTY OF CLARK (AVIATION):**

TENTATIVE MAP consisting of 156 residential lots and common lots on 10.9 acres in an RUD (Residential Urban Density) Zone. Generally located on the southwest corner of Le Baron Avenue and Arville Street within Enterprise. JJ/al /jd (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action: **DENY**

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

VII. General Business:

1. Appoint the Chairperson and Vice-Chairperson for a two-year (2-year) term. (For possible action)

Motion by Barry Kaiser

Action: **APPROVE** as David Chestnut as chairperson.

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

Motion by David Chestnut

Action: **APPROVE** as Barry Kaiser as vice chairperson.

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

2. . Approve the 2021 Enterprise Town Advisory Board yearly meeting calendar. (For

possible action)

Motion by David Chestnut

Action: **APPROVE**

Meeting dates:

- February 10, 2021
- February 24, 2021
- March 10, 2021
- March 31, 2021
- April 14, 2021
- April 28, 2021
- May 12, 2021
- May 26, 2021
- June 9, 2021
- June 30, 2021
- July 14, 2021
- July 28, 2021
- August 11, 2021
- September 1, 2021
- September 15, 2021
- September 29, 2021
- October 13, 2021
- October 27, 2021
- November 10, 2021
- December 1, 2021
- December 15, 2021
- December 29, 2021

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

3. Review the Enterprise TAB/CAC Bylaws (for discussion only)

TAB members were given the Enterprise TAB Bylaws for their review (see attached).

4. Appoint one member as the Enterprise Town Advisory Board representative to participate in the Transform Clark County - rewrite of Clark County's Development Code Title 30 (For Possible Action)

Motion by Barry Kaiser

Action: To **APPOINT** David Chestnut as the Enterprise TAB representative to the Transform Clark County.

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

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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general

jurisdiction of this body, please submit your comments to TLH@clarkcountynv.gov, before 4:00 pm, February 10, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- Commissioner Naft's planning commissioner, Jenna Waltho, was introduced to the new TAB members.

IX. Next Meeting Date

The next regular meeting will be February 24, 2021 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut

ADJOURN meeting at 9:02 p.m.

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

Tiffany Hesser

1
Opposition

From: EdieK <ediekrie@gmail.com>
Sent: Friday, February 5, 2021 12:33 PM
To: Tiffany Hesser
Subject: Enterprise TAB, Feb. 10, 2021: UC-20-0543-AFRIDI ROMMAN KHAN

Please note my opposition to this item.

Edie Krieger
267 E. Eldorado Lane
Las Vegas, 89123

1. UC-20-0543-AFRIDI ROMMAN KHAN:
USE PERMITS for the following:

- 1) allow a communication tower;
- 2) increased communication tower height; and
- 3) reduced communication tower setback.

DESIGN REVIEW for a communication tower on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Haven Street, 300 feet south of Eldorado Lane within Enterprise. MN/jor/jd (For possible action)
03/02/21 PC

1
10/10/10

BYLAWS AND PROCEDURES

ENTERPRISE TOWN ADVISORY BOARD

Article I – Name

The name of this advisory board shall be the Enterprise Town Advisory Board, as created by the Clark County Board of Commissioners, pursuant to Clark County Ordinance No. 1920, adopted on December 31, 1996.

Article II – Purpose

The purpose of this advisory board, pursuant to NRS 269.576 and County Code, Chapter 3.30, is to assist the Board of County Commissioners in governing the unincorporated town of Enterprise by acting as a liaison between the residents of the town and the Board of County Commissioners and to advise the Board of County Commissioners on matters of importance to the unincorporated town and its residents.

Article III – Members

- A. Members of the Enterprise Town Advisory Board must be a qualified elector (they must be qualified to register to vote but do not have to actually be registered) and live within the boundaries of the unincorporated town of Enterprise.
- B. Five members shall be appointed by the Board of County Commissioners to serve a two-year term, which will begin on the first Monday in January of odd-numbered years, and shall serve at the pleasure of the Board of County Commissioners.
- C. The provisions of chapter 3.01 of Title 3 of the Clark County Code on absences of appointed members of boards shall apply to absences of members of the Enterprise Town Advisory Board. The Enterprise Town Advisory Board shall follow the procedure established by the County Manager or his or her designee for the administration of chapter 3.01. The assigned staff member referred to in Clark County Code Section 3.01.10 shall be the County Liaison.
- D. Any member may resign his/her appointment by submitting a letter of resignation to the Board of Commissioners or Department of Administrative Services and sending a copy to the Chair of the Enterprise Town Advisory Board.
- E. When a vacancy occurs, the advisory board shall, at the request of the Department of Administrative Services, post a public notice of the opening soliciting applications and may recommend to the Board of County Commissioners a qualified replacement for the position.
- F. All advisory board members shall observe the standards of ethical conduct outlined in NRS 281A, Clark County Code, Chapter 2.42 and any resolution on Ethics

adopted by the BCC, and shall refrain from voting on any item that presents a conflict of interest.

- G. Each member of the Enterprise Town Advisory Board shall, at least once during the first year of his/her initial term of office, and annually during every subsequent year that he/she serves in office, attend training pursuant to 3.30.090:
 - 1. State statutes, regulations, local ordinances, resolutions and regulations concerning land use planning, development and any other subject matter that the Board of County Commissioners deems necessary; and
 - 2. The provisions of Chapter 241 of NRS (Meetings of State and Local Agencies).

Article IV – Officers

- A. Officers shall perform the duties prescribed by these bylaws.
- B. Officers of the Enterprise Town Advisory Board shall consist of a Chair and Vice Chair selected amongst the members of the advisory board, and shall be selected to serve a two-year term, or at the pleasure of the advisory board, beginning the first meeting in January of odd-numbered years.
- C. The Chair is not eligible to serve a consecutive term of office as chairperson or to serve as Vice Chair for the following term after being the chairperson.
- D. The Chair shall act as presiding officer at all regular and special meetings of the advisory board in accordance with the adopted Board of County Commission Rules of Procedure.
- E. The Vice Chair shall assume the responsibilities of the Chair in his/her absence.
- F. If a permanent vacancy occurs for the position of the Chair or Vice Chair, the advisory board shall select a Chair or Vice Chair from among the members of the advisory board to serve the remainder of the unexpired term, consistent with section IV. C.
- G. The Secretary of the advisory board shall ensure that each meeting has been legally noticed and posted pursuant to the Nevada Open Meeting Law.

Article V – Meetings

- A. The Enterprise Town Advisory Board shall hold regular meetings on the Wednesday prior to Planning Commission and Board of County Commission meetings, unless holidays or other conflicts dictate moving the meeting dates.
- B. All meetings shall be held at the Windmill Library, 7060 W. Windmill Ln., commencing at 6:00 p.m. or, in the case of an emergency or potential overcrowding,

at another location and/or time as determined by the Chair and properly noticed and posted pursuant to the Nevada Open Meeting Law.

- C. The regular meetings of the advisory board shall be held no less than once per quarter at the place, day and hour set forth in Sections A and B above.
- D. Any special meeting of the advisory board may be held at the call of the Chair at the time, date and place posted, pursuant to the Nevada Open Meeting Law.
- E. Three members of a five-member board shall constitute a quorum, and a quorum will be required to conduct any official business of the advisory board. Whenever a member abstains from voting because of a conflict of interest, the necessary quorum to act upon and the number of votes necessary to act upon the matter, as fixed by any statute, ordinance or rule, is reduced as though the abstaining member were not a member of the board.
- F. The Chair or Vice-Chair will coordinate with the Secretary and County Liaison to ensure actions and reasoning is accurately reported in the minutes.
- G. Each person appearing before the advisory board shall receive a fair and impartial hearing based solely on the merits of his/her petition, without regard to race, religion, sex, sexual orientation, gender identity or expression, age, disability or national origin.
- H. Agendas
 1. All business for consideration shall be included on the agenda. The Chair shall rule as “out of order” the consideration of any matter not on the agenda, or in conflict with the bylaws. If any information or discussion item is introduced at a meeting and action is to be taken thereon, it shall be placed on the agenda for the next regular meeting of the board.
 2. The advisory board Secretary shall, in accordance with the uniform agenda format provided by the Department of Administrative Services, prepare the agenda in cooperation with the Chair and County Liaison, and post by 9:00 a.m., three full working days (not counting the meeting date) before the meeting in compliance with the Nevada Open Meeting Law.
 3. Items can be placed on an agenda by the Board of County Commissioners, Department of Administrative Services, Department of Comprehensive Planning, and any advisory board member, or as required by law. Citizens can request that an item be on an agenda, but whether the item appears on the agenda is at the discretion of the Chair and the Department of Administrative Services based on the issue, circumstances, appropriateness and ability of the advisory board to further the issue.
 4. Non-planning and zoning items for inclusion on the agenda must be submitted to the Secretary at least eight calendar days prior to the scheduled meeting.

The Secretary will combine requested items with the Planning & Zoning agenda provided by Department of Comprehensive Planning and post three full working days before the meeting.

5. Once action is taken on an item, the Town Advisory Board shall not re-hear the item unless there is (1) a timely request for rehearing (within five working days by a member voting in the majority); (2) a change of circumstance; or (3) sufficient passage of time that it is reasonable to revisit the item.

Article VI – Parliamentary Procedure

- A. All voting procedures shall be in accordance with the adopted Board of County Commission Rules of Procedure, except as otherwise outlined in these bylaws.
- B. A motion need not have a “second” before the motion may be put to a vote as provided for in “A” above.
- C. The Chair of the advisory board shall have the same right as any other board member to initiate a motion, question or debate, and vote on a motion.

03/02/21 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

ELDORADO LN/HAVEN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0543-AFRIDI ROMMAN KHAN:

USE PERMITS for the following: **1)** allow a communication tower; **2)** increased communication tower height; and **3)** reduced communication tower setback.

DESIGN REVIEW for a communication tower on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Haven Street, 300 feet south of Eldorado Lane within Enterprise. MN/jor/jd (For possible action)

RELATED INFORMATION:

APN:

177-09-202-018

USE PERMITS:

1. Allow a communication tower per Table 30.44-1.
2. Increase the overall communication tower height to 84 feet where 80 feet is the maximum height allowed per Table 30.44-1 (a 5% increase).
3. Reduce the communication tower setback to 54 feet where 88 feet is required per Table 30.44-1 (a 27% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Communication tower
- Tower Height (feet): 84

Site Plan

The site plan depicts a proposed communication tower and associated ground lease equipment on the west half of the subject parcel. Access to the site is located along the west property line (Haven Street). The applicant is proposing a 12 foot wide access and utility easement along the

north property line, heading east towards the 35 foot by 70 foot fenced-in lease area with a proposed 84 foot high communication tower.

Per the site plan, the proposed communication tower setbacks are as follows:

- 54 feet, 8 inches from the north property line (near developed residential) where 88 feet is required.
- 240 feet from the east property line (near developed residential) where 168 feet is required.
- 596 feet, 5 inches from the south property line (closest developed residential) where 168 feet is required
- 50 feet from the west property line where 40 feet is required from the right-of-way (Haven Street).

Landscaping

Landscaping is not a part of this request.

Elevations

The elevation plans show a proposed 80 foot high monopine with future antennas to be installed at the top half of the communication tower. The plans also show a 4 foot high lighting rod to be affixed at the very top of the tower and will be blended in with the faux branches. Lastly, the proposed screening around the lease area will be a 6 foot high wooden fence with metal support braces.

Floor Plans

The floor plans show the 3 future lease space ground equipment area north of the proposed communication tower. A 12 foot wide access gate is located on the northwest corner of the fenced in area, adjacent to the access easement along the north property line.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification, the applicant states that this project will provide better network coverage while minimizing any visual impact and reducing the need for additional cellular facilities in the area. The proposed communication tower will help the efforts to alleviate current mobile network voice, data, and emergency services connectivity issues in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0645	Communication tower, reduced setbacks, and design review for the proposed communication tower - expired	Held no date	November 2019
VS-18-1018	Vacated and abandoned government patent easements - recorded	Approved by PC	February 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0053-10	Appealed an administrative application for an extension of time in lieu of an off-site permit in conjunction with a proposed residential development	Approved by BCC	March 2010
ET-400396-07 (WS-0732-06)	First extension of time to commence waiving full off-site improvements, including paving	Approved by BCC	January 2008
WS-0732-06	Waived full off-site improvements including paving	Approved by BCC	July 2006
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

*Additional land use applications have been approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Commercial Tourist	H-1	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permit #1

Communication towers may support the local area's need for additional telecommunication upgrades to improve current wireless and cellular connections. However, staff finds that the proposed communication tower is inappropriate for the neighborhood since the surrounding parcels to the north, east, and south are zoned R-E (Rural Estates Residential) and are within the Rural Neighborhood Preservation planned land use with an RNP-I Overlay District. The surrounding parcels are rural in character with no off-site improvements (curb, gutter, streetlights, and sidewalks), and some parcels to the south and southeast are still undeveloped. The proposed communication tower does not preserve the appeal and the integrity of the neighborhood; therefore, staff does not support this request.

Use Permit #2

The plans show that the height increase is due to the 4 foot high lightning rod hidden within the faux branches attached to the top of the proposed communication tower, which is typical for monopine communication towers and staff typically supports these types of requests. However, since staff does not support use permit #1 staff also cannot support this request.

Use Permit #3

Staff finds that the setback reduction is due to the size constraints of the overall site. The proposed communication tower is equidistant to the north and south property lines. However, the submitted plans show that the tower does meet the setbacks to the nearest developed residences to the east (240 feet where 168 feet is required) and to the south (596 feet, 5 inches where 168 feet is required). The proposed communication tower also meets the setback from the right-of-way to the west (50 feet from Haven Street where 40 feet is required). However, since staff does not support use permit #1 and use permit #2, staff also cannot support this request.

Design Review

The plans show that the proposed communication tower has a monopine design and although the faux branches conceal the antennas, the proposed communication tower is a dominant structure against the existing residences and is not harmonious to the neighborhood. Since staff does not support the use permits, staff also cannot support the design review.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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.

Department of Aviation

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CORNELIUS WHITEHEAD

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



LAND USE APPLICATION PLANNER COPY

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 checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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	APP. NUMBER: <u>UC-20-0543</u> DATE FILED: <u>12/3/20</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>1/13/2021</u> PC MEETING DATE: <u>2/2/2021</u> BCC MEETING DATE: _____ FEE: <u>\$1,025</u>
PROPERTY OWNER	NAME: <u>Romman Afridi Khan</u> ADDRESS: <u>7701 W Robindale Road #236</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-481-7700</u> CELL: _____ E-MAIL: <u>rka0@msn.</u>	
APPLICANT	NAME: <u>Atlas Tower 1, LLC</u> ADDRESS: <u>3002 Bluff Street Suite 300</u> CITY: <u>Boulder</u> STATE: <u>CO</u> ZIP: <u>80301</u> TELEPHONE: <u>303-448-8896</u> CELL: _____ E-MAIL: <u>cwhitehead@atlastowers.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Cornelius Whitehead</u> ADDRESS: <u>3002 Bluff Street Suite 300</u> CITY: <u>Boulder</u> STATE: <u>CO</u> ZIP: <u>80301</u> TELEPHONE: <u>303-448-8896</u> CELL: _____ E-MAIL: <u>cwhitehead@atlastowers.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-09-202-018

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

PROJECT DESCRIPTION: 80' Stealth Mono-Pine Cell Tower with 4' lighting rod hidden within faux branches (84' total height)

(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.

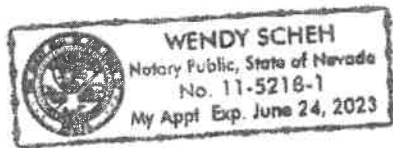
 Property Owner (Signature)*

ROMMAN AFRIDI KHAN
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME, ON 11/22/2020 (DATE)
 By Romman Afridi Khan

NOTARY PUBLIC: Wendy Scheh



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

Page 1 of 9

ATLAS TOWER

Justification & Zoning Narrative Letter – “LV Outlet”

Thursday, January 21, 2021

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

REVISED JL
UC-20-0543
1/21/2021 -jor

To Whom It May Concern:

Atlas Tower 1, LLC is submitting a Special Use Permit, Waiver of Development Standards and Design Review Application to Clark County Comprehensive Planning Department to review for a proposed telecommunications facility build on the property of south of E Eldorado lane & Haven Street Las Vegas, NV (Parcel Number: 177-09-202-018). This letter shall serve as justification for the proposed 84' monopine with 4-foot lighting rod telecommunications location and how this project will provide the best mobile network coverage while minimizing any visual impacts and reducing the need for additional cellular facilities in the future. This project is being proposed and this justification is being provided in an effort to alleviate current mobile network voice, data, and emergency services connectivity issues in an area that is severely lacking reliable network coverage and capacity.

SITE DETAILS

Land Owner:

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

Site Address/ Parcel ID:

177-09-202-018
South of E Eldorado lane & Haven Street Las Vegas, NV

Applicant:

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

Coordinates:

N36°03'08.19"
W115°10'01.10"

Zoning:

Rural Estates Residential (R-E)

Lease Area:

35' x 70' (2,450 sq. ft)

PROPOSAL SUMMARY & REQUEST

The purpose of this request is to build an 84' Mono-pine stealth telecommunications tower within a fenced 35' x 70' (2,450 sq. ft.) wireless facility. This facility will provide critical wireless coverage to the surrounding area. The proposed site is an area with close proximity to high density commercial units as well as medium residential areas where there is very spotty coverage and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the users demand more data for their current and future devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to three wireless providers. Each provider will install antennas and on-the-ground base-station equipment. Applicant respectfully requests the following:

1. Use Permit to allow a Communication Tower.
2. Use Permit to increase the total tower height to 84 feet where 80 feet is the maximum.
3. Use Permit to reduce the tower setback to 54 feet where 88 feet is required
4. Design Review for a communication tower and ground level amenities.

Our mobile network carrier partners strive to provide excellent wireless service for their users with a network of telecommunications facilities that allows cellular users to reliably place and receive mobile-phone calls as well as utilize data and first responder emergency services. This facility will provide critical wireless coverage to the surrounding area, which is currently underserved. As the area develops further

and the existing users demand more data for their existing devices, existing infrastructure will continue to hit capacity limits and be unable to meet mobile service coverage needs and demands.

The performance of a carrier's network consists mainly of two factors: coverage and capacity. Coverage can be thought of as the strength of a wireless signal in a given area. Capacity can be thought of as the ability of the wireless network to handle the amount of voice and data demands placed upon it. Increasing the coverage and capacity capabilities in any given area requires the development of a new telecommunications facilities that can house multiple antennas and is near mobile network users.

Cellular design has evolved so that cell sites located near high traffic or high populations areas are favored. These sites closer to population centers provide faster and more reliable service which ultimately results in fewer dropped calls and call failures for the community. This tower and facility will be used for structural support of up to three wireless providers. Each provider will install antennas that are completely hidden within the mono-pine design and have on-the-ground base-station equipment in order to provide solid coverage.

PROXIMITY REQUIREMENTS:

There are no existing structures in the nearby area that would be able to provide enough height in order to achieve satisfactory cellular service to the nearby community, therefore, this telecommunications facility needs to have a line-of-sight as well as close proximity to the nearby roads, offices, and homes where cellular users work and reside. In order to provide the best coverage to the community, Atlas Tower identified property owners within the search ring below based on the following qualifications:

Site Qualifications:

1. Owners are in an area where our carrier partners (AT&T, Dish Network, T-Mobile, and Verizon) are experiencing network problems. This is shown as the large red "Search Area" depicted below.
2. Properties that are zoned appropriately for this type of project according to the City of Draper zoning code.
3. Properties that have enough space to physically host this project.

With those qualifications in mind, Atlas Tower reached out to the below properties and have documented all responses below.



#1 (BLACK): These site locations were not considered for this project due to small property sizes and lack of available space.

#2 (RED): Atlas Tower sent out project proposal letters to property owners, however owners elected not to pursue.

#3 (GREEN): Proposed new site location at south of E Eldorado lane & Haven Street Las Vegas, NV (Parcel Number: 177-09-202-018). As noted above, Atlas Tower provided this project opportunity to all property owners that fit the needs for this project within the search area by sending proposal letters. This proposed property has the only willing owner for this project within the search area. Atlas Tower was able to enter into a Lease Agreement property and is proposing to place the communications facility here.

EXISTING AND FUTURE NEED:

The existing infrastructure surrounding the proposed facility is not currently meeting our carrier's goals for excellent coverage, especially in-building coverage or user expectations. Network performance will continue to decrease as time goes on unless the wireless infrastructure is expanded. If the network issues are not addressed, the network will eventually reach a point of non-functionality. This project has the physical capacity to host up to three independent mobile network carrier antennas in order to account for the needs of multiple carriers while reducing the need for additional facilities within the nearby area.

PUBLIC SAFETY:

An unreliable network can be a safety risk as it is becoming increasingly common for emergency calls to be made by cellular phones because many people are getting rid of traditional landlines. According to National Emergency Number Association (NENA), over 80% of all 9-1-1 emergency calls are made by wireless mobile devices. If cell-phone calls are severely degraded, it can be difficult or impossible for a user to make a call in the case of an emergency, which poses severe safety risks. This project would account for the coverage and capacity issues in this area to make sure that citizens can reliably contact emergency services when needed.

SIMILAR FACILITIES WITHIN CLARK COUNTY:

This proposal is very similar to existing Communications Facilities that have already been approved by Clark County Planning & Zoning. Applicant has compiled a quick list of other parcels that are comparable to this proposal for easy review:

<u>Parcel ID:</u>	<u>Underlying Zoning</u>	<u>Tower Type:</u>	<u>Tower Height:</u>	<u>Distance to Residential area:</u>
176-16-601-010	R-E	Stealth Water Tank	80'	20'
177-28-702-016	R-E	Slim Pole	79'	140'
177-31-210-013	R-E	Stealth – Mono Palm	80'	240'
177-19-701-005	R-E	Stealth – Mono Palm	80'	50'
177-16-501-009	R-E	Mono-Pole (Non-Stealth)	95'	220'

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is mostly developed commercial and residential properties of medium density. The proposed site is currently vacant and has not had any significant prior uses on the property. We are proposing a stealth Mono-pine design to hide the external antennas and reduce any visual impact there may be with this project.

Frequency Of Maintenance Work On The Proposed Facility

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

The Average Number Of Vehicles Visiting The Facility

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

The Average Duration Work Visits On The Facility

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

Expected Noise Levels

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

CLARK COUNTY DEVELOPMENT CODE 30.44-28 & 30.44-29

1. Design standards for all towers. (These conditions may be modified with the approval of the special use permit.)
 - A. Unless otherwise required as a condition of approval all towers shall be designed to accommodate more than 1 antenna array, and towers higher than 80 feet must accommodate at least 3 antenna arrays.

Response: This tower will be 80 feet in height with a 4 foot lighting rod and will be able to accommodate up to three national broadband mobile network carrier's antenna arrays.

- B. If no permanent staff is assigned to the facility, development standards regarding parking, landscaping and screening (Chapters 30.60 and 30.64) are not required; however, compliance with all dust control measures required per Clark County Air Quality Regulations shall be maintained, with the exception of:

Response: No development standards regarding parking, landscaping and screening are required as no permanent staff will be assigned to this facility. Applicant will meet all compliance measures required by Clark County Air Quality for this project.

- i. Development greater than 40,000 square feet in size shall comply with the standards for screening and landscaping.

Response: This is not applicable as this development will not exceed 40,000 square feet.

- ii. Ground level equipment, buildings, and the tower or antenna base shall be screened to prevent visibility from streets and residential development.

Response: All ground level equipment, buildings, and the tower base shall be screened by solid wood external fencing in order to reduce visibility from all nearby streets and residential developments.

- C. Any communication tower may provide a security fence or wall subject to the design standards listed under Chapter 30.64 of this Title.

Response: This project meets all design standards listed under Chapter 30.64 of this Title, see Applicant's detailed responses to Chapter 30.64 below.

- D. No signals, lights or signs shall be permitted on towers unless required by the Federal Communication Commission or Federal Aviation Administration.

Response: Applicant acknowledges and accepts this requirement. This tower will not have any signals, lights, or signs unless required by the Federal Communication Commission or Federal Aviation Administration.

- E. Design.

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

Response: The telecommunications facility will be designed to resemble that of a pine tree or "Mono-Pine" so that the external antennas will be hidden within the "branches" in order to reduce any visual impact and be designed to be of a similar color and shape of a pine tree. The 4 foot lighting rod will be painted and designed to blend in with the faux branches.

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

Response: The telecommunications facility tower will be painted with colors to best resemble a pine tree and not a traditional cell tower. This design has been chosen to minimize visibility of the exterior antennas from the nearby community.

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

Response: Applicant is proposing an 80 foot mono-pine communications tower with a 4 foot lighting rod on top, for a total structure height of 84 feet, which is 4 feet beyond the maximum height of 80 feet. Applicant is requesting a waiver of 4 additional feet beyond the height Development Standards in order to account for the lightning rod hidden within faux branches above the tower itself and provide the best fix for coverage issues in the area. Please see the attached "Height Justification Narrative"

for the technical radio frequency specifications for why the 80' tower height (with 4 foot lightning rod/faux branches) would be required.

- G. The following setbacks shall be required:
- i. When located within a public utility substation, 10 feet minimum from street and 20 feet minimum from residential development.
Response: This section is not applicable as this project is not located within a public utility substation.
 - ii. For all other towers:
 - (a) From any street: minimum 40 feet.
Response: This project meets this requirement as the nearest street is approximately 50 feet from tower site.
 - (b) From residential development located on a separate property than on which the tower is located:
 - (1) If lot is 2 ½ acres or greater: minimum distance shall be at least 300% of the height of the tower.
Response: Proposed site is located on a Property that is .82 acres and thus the above does not apply.
 - (2) If lot is less than 2 ½ acres: minimum distance shall be at least 200% of the height of the tower.
Response: In order to provide the necessary tower height for cellular coverage, Applicant is proposing a total structure height of 84 feet. As written, the development standards would require this proposal to be setback 168 feet from any property line, however, as the parent parcel is roughly 117 feet wide, there is no possibility of meeting this setback requirement and Applicant is requesting a reduction for these Development Standards to 54'. The proposed tower location was chosen as it is set equidistance from the Northern and Southern property lines roughly 54' each. A 54' setback is the absolute maximum setback can could be achieved on this parent parcel and if applicant were to move the communication tower location any direction other than east, the communication facility would no longer be equidistance from the adjacent parcel boundaries.
 - (3) Exception. In no case shall the setback be a distance equal to more than 75% of the width of the lot, measured from the property line that abuts or is closest to the residential development to the property line on the opposite side of the lot.
Response: This exception does not apply to this proposal.
- H. A minimum separation of 600 feet from another communication tower unless designed and constructed in a stealth design in a cluster.
Response: This project meets this requirement, as the nearest communication tower is FCC Registration # 1011149 and is over 2,400 feet away from the proposed project location, as shown in the aerial image below.



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

Response: Applicant acknowledges and accepts this requirement.

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

Response: Applicant acknowledges and accepts this requirement.

CLARK COUNTY DEVELOPMENT CODE 30.64.020 Fences and Walls.

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

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

Response: Applicant acknowledges and accepts this subsection.

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

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

CONCLUSION

This justification letter represents the required and supplementary information to document the technological, economic, and social necessity and benefits of a new 80' stealth mono-pine communications tower with a 4-foot lighting rod hidden within faux branches, located south of Haven street and El Dorado Lane Las Vegas, NV with parcel number: 177-09-202-018. This project will provide the best network coverage to the community while minimizing any visual impacts and accounting for future need by having the ability to host multiple network carriers. As this proposed location is the only property within the carrier's search area that has a willing property owner, enough space to host the project, and applicable zoning, Atlas Tower 1, LLC respectfully requests the approval of our Special Use Permit, Waiver of Development Standards and Design Review Application for an 80-foot Stealth Mono-pine communications tower with 4-foot lighting rod and facility.

Best Regards,

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

03/03/21 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

BUFFALO DR/WIGWAM AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0338-SANG TJIE GIOK:

USE PERMITS for the following: 1) place of worship; 2) increased height of a place of worship; and 3) increased height of a freestanding sign.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks, 2) driveway geometrics; and 3) departure distance.

DESIGN REVIEW for a place of worship on 5.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone.

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

RELATED INFORMATION:

APN:
176-16-601-050

USE PERMITS:

1. Place of worship.
2. Increase the building height for a place of worship to 46 feet 4 inches where 35 feet is allowed per Table 30.40-1 (a 32.5% increase).
3. Increase the height of a freestanding sign to 35 feet where 28 feet high is permitted in the residential protection standards per Table 30.72-1 (a 25% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback for a freestanding sign to 8 feet 1 inch where 60 feet is required per Table 30.72-1 (an 86.5% decrease).
2. Reduce throat depth to 73 feet 10 inches where 150 feet is required per Uniform Standard Drawing 222.1 (a 51.3% reduction).
3. Reduce the departure distance to 183 feet 6 inches on Wigwam Avenue where 190 feet is required per Uniform Standard Drawing 222.1 (a 3.4% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Place of worship
- Number of Stories: 2
- Building Height (feet): 46 feet 4 inches
- Square Feet: 89,290
- Parking Required/Provided: 151/208

Site Plans

The plans show an 89,290 square foot, 2-story south facing place of worship building complex with monastery consisting of 2 buildings connected by internal hallways and associated parking area. The south portion of the building consists of an entry area which partially covers a drive aisle for patron drop-offs. The building complex is set back 93 feet 11 inches from the west property line, 58 feet 3 inches from the north property line, 13 feet 1 inch from the east property line, and 199 feet 5 inches from the south property line. A freestanding sign is located 27 feet 7 inches from the front property line, 8 feet 1 inch from the west property line, and is 35 feet high. Parking is located on the south, west and north sides of the building complex. Access to the site is from Wigwam Avenue with an additional emergency access with a crash gate on the north side of the property on Camero Avenue.

Landscaping

The plans depict landscaping per Title 30 requirements throughout the site. Detached sidewalks with landscaping on both sides is shown on Wigwam Avenue and Buffalo Drive. An attached sidewalk with 6 foot 11 inch wide street landscaping is located on Camero Avenue. An 8 foot wide landscape strip extends along the western border of the property. Landscaping is also located along the northern border and the western border of the building complex. Internal to the site within the parking area the parking lot landscaping complies with Figure 30.64-14. A 9 foot wide landscape area with trees and shrubs separates the main parking area from the drop-off area canopy and the entrance to the building complex. Landscaping is also proposed in the area between the connecting hallways between the buildings.

Elevations

The elevations show a south oriented place of worship building complex with monastery with an overall building height of 46 feet 4 inches high. The southern elevation depicts the multi-level overhanging grey tiled rooflines with decorative beams, decorative eaves, and roof ornaments. The exterior of the building will be an earth tone stucco finish with a red accent color on the columns. The south elevation shows 3 entrances with associated glass storefronts and grey tiled roof overhangs. The north and east elevations consists of grey tiles overhanging roof.

Floor Plans

The plans for the building complex show 2 levels. The first level on the south building consists of the main entrance with auditorium, various shops for residents, 2 dining rooms, lecture room, kitchen, restrooms, and office space. The northern building consists of a lobby, 43 monastery

living quarters, a kitchen, meeting rooms, restrooms, office space, coffee shop, and an open courtyard with a swimming pool and open landscaped area. The second level of the building consists of 82 monastery living quarters, several meeting rooms, restrooms, meditation room, and storage.

Signage

The plans show a 35 foot tall freestanding sign at the southern entrance to the property. The sign is constructed of red columns, beams with decor, roof accents, and an overhanging tile roof design which is consistent with the place of worship.

Applicant's Justification

The applicant indicates that the proposed place of worship with monastery is designed with the philosophy of the harmony of human and nature. The site design brings natural elements such as daylight, landscaping, fresh air, and wind into the building complex for balance. The applicant states that the proposed place of worship is compatible with the surrounding neighborhood and will enhance the area by providing a stable and desirable character. The applicant indicates that a neighborhood meeting was held on January 25, 2021 with 2 neighbors in attendance.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0015-15	Reduced lot size and setbacks for a 16 lot single family residential development - expired	Approved by PC	April 2015
TM-0005-15	16 lot single family residential development - expired	Approved by PC	April 2015
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped & approved 70 lot residential subdivision
South & East	Rural Neighborhood Preservation	R-E (RNP-I)	undeveloped
West	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Use Permit #1

A place of worship with monastery requires consideration through a special use permit to ensure compatibility with existing or planned surrounding uses. Compatibility refers to characteristics of different land uses that allow them to be harmoniously located near or adjacent to each other with minimal impacts. Compatible use considerations may include a range of activities and design features related to existing and proposed development, such as but not limited to height, scale, mass, density, architecture, landscaping, hours of operation, and environmental impacts.

With appropriate building siting, required parking, and appropriate buffering, a place of worship can be consistent and compatible with residential neighborhoods in consideration of Title 30 and the Comprehensive Master Plan. Many places of worship have been approved and developed in Rural Neighborhood Preservation (RNP) areas with no adverse impacts to the community. Staff finds the establishment of a place of worship at this location is consistent with all Title 30 provisions, but has concerns regarding the site location, building design, the freestanding sign, and other elements of the project. Those concerns will be addressed with the design review portion of this request.

Staff can support the place of worship use for the following reasons: 1) the place of worship is near a collector street; 2) the building setbacks exceed Title 30 minimum requirements for the building complex, and 3) the required parking is being provided.

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.

Use Permits #2 & #3 and Waiver of Development Standards #1

The applicant is requesting to reduce the side setbacks, increase the overall height of a freestanding sign, and increase the height of a building in a residential area. Although the architectural design of the freestanding sign is consistent with the design of the building complex, the size and scale are not consistent with the surrounding area. The location of the sign, the setback reduction, and increased building height could have a negative impact on the surrounding area, and since staff cannot support the design review for the overall project, staff cannot support these requests.

Design Review

One of the major issues identified in the land use plan updates is the compatibility of new developments within or adjacent to RNP areas. It is essential that new developments are compatible and consistent with existing developed properties in the area. The considerations for compatibility may include design features related to existing and proposed developments, such as, but not limited to bulk standards such as height, mass, density, and architecture. Compatibility refers to the sensitivity of development proposals in maintaining the character of existing areas. Bulk parameters located within the immediate area are used as a gauge in determining compatibility. These regulations define the relationship between the size and relationship of a building and its location while establishing regulations and standards for setbacks, height, lot size and coverage, density, and yard requirements.

Staff finds the plans depict building elevations, with corresponding bulk, design characteristics, and other architectural and aesthetic features, that are not harmonious and compatible with development in the area. The 2 story 89,290 square foot place of worship building with a maximum vertical height of 46 feet 4 inches is not sensitive to existing neighborhood character with regard to scale, use of materials, and bulk. The size and massing of the building far exceeds the scale and massing of the nearby residential buildings and does not further or maintain a consistent visual character of the residential character and pattern. The closest residential properties that have single family residential buildings range in size from approximately 3,500 square feet to about 4,800 square feet. The immediate area is within the RNP land use category.

Through the use of building placement, distribution of overall building area into smaller scale buildings more consistent with the residential character of the area, site design, and parking lot and street landscaping, the applicant could further minimize the visual dominance of the building and the overall site area. Therefore, staff finds the applicant has not established that the plans satisfy the criteria for approval of a design review and finds the following: 1) the proposed development is not compatible with adjacent development; 2) the applicant has not demonstrated compatibility with applicable community goals per Chapter 30.16.010, including complementing and enhancing the character of the neighborhood. Therefore, staff cannot support the Design Review.

Public Works - Development Review

Waiver of Development Standards #2

Staff worked with the applicant on the throat depths for the Wigwam Avenue driveway. The applicant moved the entrance to the main parking area to extend the throat depth. This will help with traffic circulation on the site and prevent vehicles from stacking into the right-of-way. However, since Planning is recommending denial of the design review, staff cannot support this waiver.

Waiver of Development Standards #3

Staff has no objection to the reduction in the distance from Buffalo Drive to the driveway on Wigwam Avenue. The driveway is located as far away from the intersection as the limited frontage will allow. However, since Planning is recommending denial of the design review, staff cannot support this waiver.

Staff Recommendation

Approval of use permit #1; denial of use permit #2 & #3, 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:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 35 feet to the back of curb for Wigwam Avenue, 30 feet for Camero Avenue, and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that Fire Apparatus Access cannot be achieved at the Northwest corner of the building; a turnaround would be required at the end of the private dead end parking lot which is located towards the corner of Camero Avenue and Buffalo Drive; or change the location of the building to allow access per CCFD.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0242-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TJIE GIOK SANG

CONTACT: YIHONG LIU, YIHONG LIU + ASSOCIATES, 1669 HORIZON RIDGE
PARKWAY, SUITE 120, HENDERSON, NV 89012


DRAFT

Subscribed and sworn before me on 20th July 2020

By CIPTO SOENARYO, SH

Notary Public Medan-Sumatera Utara-Indonesia

Signature of Notary Public


- CIPTO SOENARYO.SH. -



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

REVISED
1/12/21 R
**CIVIL
ENGINEERING**
UC-20-0338

October 19, 2020

Nicole Russell
Senior Planner
Comprehensive Planning Department
500 Grand Central parkway
Las Vegas, NV 89106

RE: APN 17616601050

Dear Ms. Russell,

Please accept this letter as our justification letter for a Design Review and Special Use Permit for a religion facility of Buddhist Temple located at referenced parcel number. Because of the roof pitch, the measurement of the building height becomes to the middle point of the roof ridge and roof eave, and this height is 35'-0". The Special Use Permit should allow a small portion of retail space inside of the temple for supplies of the worship activities. The retail is not for public use without worship related activities.

The facility also have dorms for monks' short-term living area. This monastery has a portion of rooms offering accommodation to people for short-term retreat and long term stay over 30 days. Visitors observe the same silence meditation as the monks, eat the same vegetarian meals and take part in the worship services.

This project is facing Wigwam Avenue (80' ROW) and parallel on Buffalo Drive (100' ROW), and has detached 5' sidewalk with trees two rolls of 40' on center with effective 20' on center staggered. The project is backing to the Camero Avenue which is a 60' right of way with 5' attached sidewalk.

The western property line is adjacent to a residential single family property and we have provided 3:1 slope because of the height of the temple. The west side setback is 93'-11" to the property line; north setback is 56'-4" to Camero Ave; east setback is 13'-1" to Buffalo DR; and south setback is 199'-5" to Wigwam Ave.

The drive way curb cut on Wigwam Avenue is 183'-6" on the departure side. Since this will be the only curb cut along Wigwam, and we have already pushed the entrance to the furthest location on the property, so we respectfully request a waiver for this condition. The curb cut on Camero Avenue will be a crash gate and for fire truck access only, so we did not provide commercial full drive way entrance for this curb cut.

Another waiver request is the throat depth on the drive way entrance on Wigwam Ave. We have provided 73'-10" when 150' is required per County standard. Because of the limited site size and

parking lot space, bigger throat depth will post hardship to the parking payout and circulation on site. So we respectfully request a waiver for this.

We have an entry portal located at 22'-6" from property line along Wigwam, and 8'-1" away from the property line on the west. We respectfully request waivers for the location of this portal structure.

This project is going to be a wood frame structure with traditional Chinese design elements on the façade. The roof line is gently curved with Chinese decorative corners.

The design of the building is traditional Chinese Temple architecture which is in the philosophy of the harmony of human and nature. The design includes two court yards and composed by two buildings on the site. The south building is the main temple building that contains the statue pavilion sitting in the middle as dominant element for this area. The northern building is connected with southern building by two hallways and a courtyard in between. The northern building has a courtyard on its own with swimming pool and patio area with landscape around. These courtyards will bring nature elements such as daylighting, landscape, fresh air, and wind into the building complex and balance the inside energy of the temple. There are total of two auditoriums in this project with different sizes and functions.

The lighting will be internally lit within the project and will have cut off parking lot light along the west property line neighboring the residential use.

Total parking required: 199 spaces; Total parking provided 207 Spaces, with additional 2 motorcycle spaces (1 space counted toward to parking – 0.5% of total) and 4 bike rack spaces.

Owner is working on getting a surveyor to do the survey of the property and file the vacation application concurrent to this application.

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

Yours truly,



Yihong Liu

Yihong Liu, Architect
President

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

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

CIVIL
ENGINEERING
UC-20-0338

June 16, 2020

Nicole Russell
Senior Planner
Comprehensive Planning Department
500 Grand Central parkway
Las Vegas, NV 89106

RE: APN 17616601050

Dear Ms. Russell,

Please accept this letter as our justification letter for a Design Review and Special Use Permit for a religion facility of Buddhist Temple located at referenced parcel number. We are not proposing new zoning but we need a special use permit for the height of the statue pavilion being 65'-8" and building height being 37'-4" with a decorative roof portion at southeast corner being at 54'-8". Because of the roof pitch, the measurement of the building height becomes to the middle point of the roof ridge and roof eave, and this height is 37'-4". The Special Use Permit should allow a small portion of retail space inside of the temple for supplies of the worship activities.

This project is facing Wigwam Avenue (80' ROW) and parallel on Buffalo Drive (100' ROW), and has detached 5' sidewalk with trees two rolls of 40' on center with effective 20' on center staggered. The project is backing to the Camero Avenue which is a 60' right of way with 5' attached sidewalk.

The western property line is adjacent to a residential single family property and we have provided 3:1 slope because of the height of the temple. The west side setback is 93'-11" to the property line; north setback is 58'-3" to Camero Ave; east setback is 16'-7" to Buffalo DR; and south setback is 194'-5" to Wigwam Ave.

The drive way curb cut on Wigwam Avenue is 183'-6" on the departure side. Since this will be the only curb cut along Wigwam, and we have already pushed the entrance to the furthest location on the property, so we respectfully request a waiver for this condition. The curb cut on Camero Avenue will be a crash gate and for fire truck access only, so we did not provide commercial full drive way entrance for this curb cut.

Another waiver request is the throat depth on the drive way entrance on Wigwam Ave. We have provided 67'10" when 150' is required per County standard. Because of the limited site size and parking lot space, bigger throat depth will post hardship to the parking payout and circulation on site. So we respectfully request a waiver for this.

We have an entry portal located at 22'-6" from property line along Wigwam, and 8'-1" away from the property line on the west. We respectfully request waivers for the location of this portal structure.

This project is going to be a wood frame structure with traditional Chinese design elements on the façade. The roof line is gently curved with Chinese decorative corners. The statue pavilion is the tallest structure in the group and tops at 65'-8".

The design of the building is traditional Chinese Temple architecture which is in the philosophy of the harmony of human and nature. The design includes two court yards and composed by two buildings on the site. The main building is a U shape building that forms the large plaza courtyard with the statue pavilion sitting in the middle as dominant element for this area. The other smaller building complete the formation of the large courtyard and forms the smaller courtyard at the same time. Both courtyard will have trees and columned walkways along the sides. These courtyards will bring nature elements such as daylighting, landscape, fresh air, and wind into the building complex and balance the inside energy of the temple. There are total of three auditoriums in this projects with three different sizes and functions.

The lighting will be internally lit within the project and will have cut off parking lot light along the west property line neighboring the residential use.

Total parking required: 213 spaces; Total parking provided 214 Spaces, with additional 2 motorcycle spaces (1 space counted toward to parking – 0.5% of total) and 4 bike rack spaces.

Owner is working on getting a surveyor to do the survey of the property and file the vacation application concurrent to this application.

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

Yours truly,



Yihong Liu

Yihong Liu, Architect

President

Yihong Liu + Associates, LTD.

1669 Horizon Ridge Parkway, Suite 120

Henderson, NV 89012

Phone: 702-778-8711

Cell: 702-321-9316

03/03/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE FACILITY
(TITLE 30)

VALLEY VIEW BLVD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0602-DIAMOND VALLEY VIEW LTD:

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone and H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for an office/warehouse facility.

Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise (description on file). MN/al/jd (For possible action)

RELATED INFORMATION:

APN:

177-08-401-004

WAIVER OF DEVELOPMENT STANDARDS:

Permit a throat depth of 8 feet for the driveways where a minimum throat depth of 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Office/warehouse facility
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 49,140
- Parking Required/Provided: 74/74

Site Plan

The plan depicts an office/warehouse facility consisting of 1 building located on the central portion of the parcel. Access to the site will be provide by 2 proposed driveways that are located on the northwest and southwest corners of the parcel. Parking for the facility is located on the

west side of the building. The loading docks are located on the east side of the building and will not be visible from the right-of-way.

Landscaping

The plan depicts a 15 foot wide landscape area with a detached sidewalk adjacent to Valley View Boulevard. The plant material within this landscape area consists of trees, shrubs, and groundcover. Other landscape areas are located adjacent to the building and within the parking area, which also consist of trees, shrubs, and groundcover.

Elevations

The building is 1 story with a maximum height of 27 feet. The building has a flat roof behind a parapet wall, which varies in height between 24 feet to 27 feet to break-up the roofline of the building. The exterior of the building will be constructed with concrete tilt-up panels painted in neutral colors.

Floor Plan

The plan depicts a 49,140 square foot shell building that will be divided into lease spaces. The area of the lease spaces and interior finish of these spaces will be completed in the future to fit the needs of the tenants of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the development is consistent and compatible with existing and planned land uses in the area. The request is in conformance with the Enterprise Land Use Plan and the project will contribute to the economic diversity of the community. The applicant states that the waiver of development standards for the reduced throat depth is necessary due to the shape of the lot which makes achieving the required throat depth not practical.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Undeveloped
South	Business and Design/Research Park	M-D	Commercial vehicle wash
East	Business and Design/Research Park	M-D	Warehouse building
West	Business and Design/Research Park	M-D	Warehouse complex

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 use of the site as an office/warehouse facility in an M-D zone is within the range of intensity of uses allowed per the Land Use Plan designation of Business and Design/Research Park;

therefore, the request to reclassify the site to an M-D zone is in conformance to the Plan. The proposed use of the site for an office/warehouse facility is consistent and compatible with existing and planned land uses in this area. This request complies with Goal 1 of the Comprehensive Master Plan to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services, and facilities; therefore, staff can support the zone change.

Waiver of Development Standards

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

Design Review

The design of the proposed facility is consistent with the architecture of existing office/warehouse facilities and distribution centers in the area. The proposed building is in compliance with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the building uses variations in building heights to break up the roofline, and pop-outs and recesses along the wall. This design provides variations in the vertical and horizontal surfaces of the building which creates a more visually appealing facility and will improve the appearance of the area; therefore, staff can support the request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depths for the Valley View Boulevard driveways. Although the throat depths at each driveway do not comply with the minimum standard, the applicant worked with staff to remove parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 the waiver of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements on Valley View Boulevard to be completed within a timeline approved by Public Works - Development Review Division, unless the developer enters into a cost participation agreement;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- Applicant to install signs stating "NO RIGHT TURN FOR TRUCKS" on the Valley View Boulevard driveways.
- 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.

Department of Aviation

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

petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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 #0102-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND VALLEY LTD.

CONTACT: D C PETERSEN PROFESSIONAL CONSULTANTS, 5052 S. JONES BLVD,
SUITE 110, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION 3A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>DIAMOND VALLEY VIEW LTD.</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 236 - 1802</u> E-MAIL: <u>dpetersen@visiconlv.com</u>
	APPLICANT	NAME: <u>DIAMOND VALLEY VIEW LTD.</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 236 - 1802</u> E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: <u>186247</u>
	CORRESPONDENT	NAME: <u>RICHARD GALLEGOS - DC PETERSEN CONSULTANTS</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702- 734 - 9393</u> CELL: <u>702 - 524 - 0054</u> E-MAIL: <u>rgallegos@visiconlv.com</u> REF CONTACT ID #: <u>168799</u>

ASSESSOR'S PARCEL NUMBER(S): 177 - 08 - 401 - 004
 PROPERTY ADDRESS and/or CROSS STREETS: east side of Valley View between Blue Diamond and Mesa Verde
 PROJECT DESCRIPTION: single story office / warehouse distribution center approx. 49, 140 Sq. Ft. on 5 AC.

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

Property Owner (Signature)*

 DARREN C. PETERSEN
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Aug. 14 2020 (DATE)
 By Darren C. Petersen
 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.

DC PETERSEN, LLC

5052 S. Jones Blvd, Suite 110., Las Vegas, NV 89118 (702) 734-9393

August 04, 2020 *Revised 11/09/2020

Clark County Current Planning
500 Grand Central Parkway 1st Floor
Las Vegas, NV 89101

Attn: Al Laird

**RE: DIAMOND VALLEY VIEW COMMERCE CENTRE
CONFORMING ZONE BOUNDARY AMENDMENT AND DESIGN REVIEW
JUSTIFICATION LETTER
APN- 177-08-401-004**

Dear Al,

We respectfully request favorable consideration for the above referenced project application for a Conforming Zone Change, Design Review and Waiver of Development Standards.

The Conforming Zone Change is from R-E to M-D on net 4.27 acres. The Enterprise Land Use Plan has designated this parcel as BDRP.

The surrounding properties to the north and east are zoned M-D with a large distribution center development currently under construction. To the south is an existing M-D zoned commercial development and across Valley View to the west is an existing M-D zoned parcel with a large office/warehouse development.

The subject property is under the AE-60 noise contour therefore the proposed use is appropriate and consistent with the surrounding development.

The Design Review is for a single story office/warehouse building approximately 49,140 sq. ft. The building has concrete tilt up exterior walls painted with 3 neutral colors. The building height is 27 feet. Site landscaping and parking are in compliance with Title 30.

The Waiver of Development Standards is to allow an 8' foot throat depth where 25'-0" is required for north drive ingress and to allow 18' where 25'-0" is required for south drive egress. Due to the shape of lot achieving the throat depth is not practical.

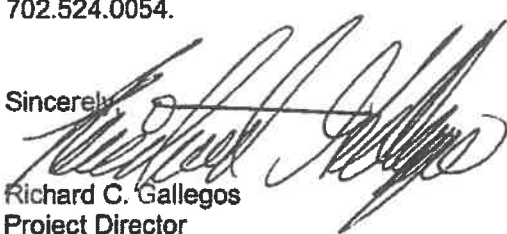
The proposed Zone Change is from R-E to M-D and the Design Review are appropriate based on the following findings of facts;

1. The proposal is generally consistent with the Enterprise Land Use Plan, as amended or reflects conditions that have changed since the adoption of this amendment.
2. There will be capacity to provide adequate public facilities and services, including but not limited to transportation, utility, sewer, water, police, and fire service, to accommodate development permitted under the proposal
3. The proposal complies with and forwards the capital improvement planning efforts in the County.
4. The proposal will not significantly impact the natural environment including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
5. The proposal will result in a logical and orderly development pattern

6. The proposal including but not limited to the intensity, scale, height, and operations, is harmonious and compatible with existing and planned development on adjacent properties and in the surrounding area or neighborhood: shall not be unsightly, undesirable, or noxious; and/or includes measures that will be taken to adequately buffer or otherwise mitigate any incompatibility.
7. The proposal is consistent with the standards and purposes of enumerated in the plan, Title 30 and/or NRS will not waive the building codes, fire codes, business license requirements, or any other requirement imposed by County, State or Federal regulations law.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,


Richard C. Gallegos
Project Director

03/16/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

DURANGO DR/BLUE DIAMOND RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0030-SKID HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Gomer Road and between Durango Drive and Cimarron Road within Enterprise (description on file). JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:
176-21-201-012

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The site plan depicts a previously approved commercial center on the southeast corner of Blue Diamond Road and Durango Drive. There is an existing pedestrian access easement, and a 5 foot wide utility/streetlight/traffic control easement (Instrument Number 20080926:05219) along the west property line of the subject parcel APN 176-21-201-012. Since Clark County widened and improved Durango Drive (west of the site) the existing easements must be vacated and reconfigured to coincide with the improved right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-00002 (UC-18-0617)	First extension of time for a use permit to reduce the setback of a vehicle wash from a residential use, and a design review for a retail building, restaurant with a drive-thru, vehicle wash, and water vending structure	Approved/ Denied by BCC	March 2021
UC-18-0617	Reduced the setback of a vehicle wash from a residential use, and a design review for a retail building, restaurant with a drive-thru, vehicle wash, and water vending structure	Approved by BCC	October 2018
DR-0038-12	Lighting for a grocery store (Fresh & Easy) - expired	Approved by BCC	March 2012

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0466-10	Grocery store (Fresh & Easy) - expired	Approved by BCC	December 2010
DR-1185-07	Commercial center including the adjacent parcels to the east - expired	Approved by PC	November 2007
ZC-1364-06	Reclassified the site and the parcels to the east to C-2 zoning for a shopping center	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Pharmacy (Walgreens)
South	Major Development Project	R-3	Multiple family residential
East	Commercial General	C-2	Convenience store with gas pumps
West	Commercial General	C-1 & C-2	Undeveloped

The site and the properties to the north, east, and west are within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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 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

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WOOD RODGERS

CONTACT: WOOD RODGERS, 2190 E. PEBBLE ROAD, SUITE 200, LAS VEGAS, NV
89123

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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 #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0630</u>	DATE FILED: <u>1/21/2021</u>
		PLANNER ASSIGNED: <u>JPC</u>	TAB/CAC DATE: <u>2/24/21</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>3/10/21</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>SKID Holdings LLC</u>		
	ADDRESS: <u>1484 MacDonald Ranch Dr</u>		
	CITY: <u>Henderson</u>	STATE: <u>NV</u>	ZIP: <u>89012</u>
	TELEPHONE: _____	CELL: _____	
	E-MAIL: _____		

APPLICANT	NAME: <u>David Daneshforooz</u>		
	ADDRESS: <u>5455 S Fort Apache #108-18</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89148</u>
	TELEPHONE: <u>702-239-9999</u>	CELL: <u>702-239-9999</u>	
	E-MAIL: <u>david@contourre.com</u>	REF CONTACT ID #: _____	

CORRESPONDENT	NAME: <u>Tim S Moreno, P.E.</u>		
	ADDRESS: <u>2190 East Pebble Road, Suite 200</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89123</u>
	TELEPHONE: <u>702-682-7041</u>	CELL: <u>702-682-7041</u>	
	E-MAIL: <u>tmoreno@woodrogers.com</u>	REF CONTACT ID #: <u>200111</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-21-201-012

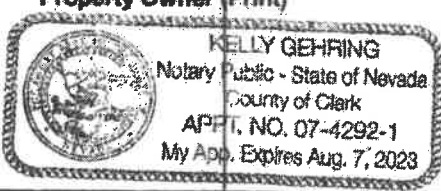
PROPERTY ADDRESS and/or CROSS STREETS: S Durango Dr and Blue Diamond Rd

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

[Signature]
 Property Owner (Signature)*

Shahrom Paul Mashouf
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 15, 2020 (DATE)
 By SHAHROM PAUL MASHOUF
 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.



VS-21-0030

January 7, 2020

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

**Subject: Justification Letter for Vacation Applications
(APN 176-21-201-012)**

Clark County Comprehensive Planning:

On behalf of the property owner, SKID Holdings, LLC, we are applying for vacation of two (2) existing easements directly abutting the east side of Durango Drive, south of Blue Diamond Road within the subject property's western boundary.

Durango Drive was improved and widened by Clark County and the right-way configuration was slightly altered and the existing easements do not coincide with the new alignment. Thus, we are being required to reconfigure these easements to match the Durango Drive, eastern right-of-way alignment. To realign these, we will first vacate the existing easements, then provide new grants with new legal descriptions to coincide with the right-of-ways.

The two easements we are vacating are a pedestrian access and utility easement and a street light & traffic control easement, both under document number 20080926:05219.

Regards,

Tim S. Moreno, P.E.
Senior Engineer

03/16/21 PC AGENDA SHEET

REDUCED LOT AREA
(TITLE 30)

TORINO AVE/BERMUDA RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0029-TAGGARD, RICHARD & E. LIV TR:

WAIVER OF DEVELOPMENT STANDARDS to reduce lot area for existing parcels by modifying the boundary between 2 parcels on a 1.0 acre parcel in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Torino Avenue, 150 feet west of Bermuda Road within Enterprise. MN/al/jd (For possible action)

RELATED INFORMATION:

APN:

177-16-802-049; 177-16-802-052

WAIVER OF DEVELOPMENT STANDARDS.

1. a. Reduce gross lot area to 19,560 square feet where a minimum of 20,000 square feet is required per Table 30.40-1 (a 2.2% reduction).
- b. Reduce net lot area to 17,636 square feet where a minimum of 18,000 square feet is required per Table 30.40-1 (a 2% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 372 E. Torino Avenue
- Site Acreage: 1
- Number of Lots: 2
- Density (du/ac): 2
- Minimum/Maximum Lot Size Gross (square feet): 19,560/21,925
- Minimum/Maximum Lot Size Net (square feet): 17,636/17,761
- Project Type: Modify the boundary between 2 parcels

Request & Site Plan

The site consists of 2 parcels under common ownership with the northernmost APN 177-16-802-049 being undeveloped. The southern parcel is developed with a single family residence. In

2012, a building addition was constructed on the northwest corner of the existing residence and the driveway on the north side of the residence was widened. The widening of the driveway caused part of the driveway to cross over the common property line and be located on the undeveloped parcel to the north. The request is to amend the common boundary of the 2 parcels so the existing driveway will be located on the southern parcel with the residence. This will require approval of a waiver of development standards to reduce the net and gross lot areas of the northern parcel and the net lot area of the southern parcel. No changes are proposed to the existing residence on the southern parcel with this request.

Applicant's Justification

The applicant indicates that he owns both parcels and his residence is located on the southern APN 177-16-802-052. To improve parking for the residence the driveway was widened which crossed over the common property line of the 2 parcels. This request is to formally modify the boundary between the 2 parcels so that the existing driveway will be entirely on the parcel with the existing residence. The proposed reductions in net and gross lot area are minor and will not have an adverse impact on the adjacent properties.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0017-11	Reduced side and rear yard setbacks in conjunction with an addition to a single family residence on 177-16-802-052	Approved by PC	March 2011
WS-0607-01	Waiver of off-site improvements (excluding paving) for a 4 lot residential development	Approved by PC	July 2001

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential & undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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 #1a

The request is a 440 square foot reduction (2.2%) in the minimum required gross lot area of 20,000 square feet. The reduction will not be discernable to the neighboring property owners; therefore, staff finds this is a minor reduction in lot area and this will not have a negative impact on other properties in this area and can support this request.

Waiver of Development Standards #1b

These parcels are located within a minor subdivision that consists of 4 lots. This minor subdivision map was recorded in December 2003, prior to the current Code requirement that lots within an R-E zone have a minimum net lot area of 18,000 square feet. The 2 southernmost parcels and the northwestern parcel within the minor subdivision currently do not comply with the minimum net lot area requirement. The proposed net lot area reduction is consistent and compatible with other existing lots in this area and staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHARD TAGGARD

CONTACT: ANTONIO BARAJAS, 5104 DALE SCOTTY LANE, LAS VEGAS, NV 89130,
LAS VEGAS, NV 89130

DRAFT



LAND USE APPLICATION 5A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

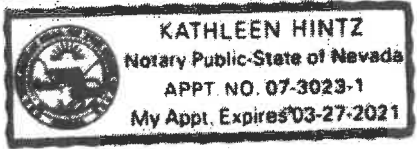
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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	APP. NUMBER: <u>WS-21-0029</u> DATE FILED: <u>1-21-21</u> PLANNER ASSIGNED: <u>01</u> TAB/CAC: <u>Entupme</u> TAB/CAC DATE: <u>2-24-21</u> PC MEETING DATE: <u>3-16-21</u> BCC MEETING DATE: _____ FEE: <u>475%</u>
PROPERTY OWNER	NAME: <u>TAGGARD RICHARD & E LIV TR, V X HOLDINGS LLC</u> ADDRESS: <u>372 Torino</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: <u>(559)359-2987</u> E-MAIL: <u>tagglexi@gmail.com</u>	
APPLICANT	NAME: <u>Richard Taggard</u> ADDRESS: <u>372 Torino</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: <u>(559)359-2987</u> E-MAIL: <u>tagglexi@gmail.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Antonio Barajas</u> ADDRESS: <u>5104 Dale Scotty Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>(702)768-7180</u> CELL: _____ E-MAIL: <u>antonio@barajas.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-16-802-052, 177-16-802-049
 PROPERTY ADDRESS and/or CROSS STREETS: 372 Torino
 PROJECT DESCRIPTION: WS for boundary line adjustment via an Amended Parcel Map

(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.

Richard & Elizabeth Taggard
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON October 6, 2020 (DATE)
 By Richard Taggard and Elizabeth Taggard
 NOTARY PUBLIC: Kathleen Hintz



*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.

APR-20-100732

December 28, 2020

To: Clark County Planning
500 S Grand Central Parkway, Box 551741
Las Vegas NV 89155-1741

Re: Proposed Lot Line Adjustment
between:

372 Torino
Las Vegas, NV 89123
Lot 4, PM 106/19
APN 177-16-802-052
and adjacent lot
Lot 1, PM 106/19
APN 177-16-802-049

WS-21-0029

To Whom It May Concern:

Per the Clark County Planning Department's request, I am providing an explanation for my request to adjust the lot line location between my two adjacent parcels.

After feeling the pinch of limited parking for some time at my 372 Torino residence, I widened my driveway and modestly expanded the area available for parking my cars, boats, and rvs more comfortably. I moved the fence between my home and my vacant adjacent parcel to accommodate this driveway widening.

Now I want to sell my house this spring and plan to likely sell the lot separately. I am not planning to develop the lot, but may still consider the option, so I have drawn and paid for a set of plans to build a house on the vacant lot based on its current footprint.

In short, I just made my driveway a bit wider and thought it would be no big deal to adjust it. Mr. Barajas my surveyor has detailed the adjustment, as presented to you. I hope this explanation will serve as appropriate justification for my request.

Sincerely,

Rick Taggard

03/17/21 BCC AGENDA SHEET

RIGHT-OF-WAY DEDICATION
(TITLE 30)

FRIAS AVE/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400008 (ZC-2178-04)-GAMEDAY LLC:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) detached sidewalks in powerline easement areas; and 2) right-of-way dedication of 40 feet to 80 feet for Lindell Road, 30 feet to 60 feet for Frias Avenue terminating in a County approved turn-around, 30 feet to 60 feet for Edmond Street, and 30 feet for Haleh Avenue in conjunction with a single family residential development on 20.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Frias Avenue and the east side of Lindell Road within Enterprise. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:

176-25-701-004; 176-25-701-007 through 176-25-701-009; 176-25-701-020; and 176-25-701-021

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 18.2 (developed)/20.1 (gross)
- Number of Lots/Units: 96
- Density (du/ac): 4.8
- Project Type: Single family residential

History & Request

The applicant has acquired the 20.1 acre site and plans to develop it as a single family residential development. In February 2005, the Board of County Commissioners (BCC) approved ZC-2178-04 to reclassify a total of 37.4 acres, which includes the 20.1 acres of this site, to an R-2 zone for a single family residential development. ZC-2178-04 was approved with several conditions of approval, including right-of-way dedication for Haleh Avenue and detached sidewalks within the powerline easement area. Haleh Avenue is an east/west street alignment that runs along the northern boundary of the site.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-2178-04:

Current Planning

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- Entering into a development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Providing a 15 foot wide landscape buffer on Lindell Road with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area, providing varying or articulated block wall faces along Lindell Road;
- Detached sidewalks in powerline easement areas;
- Providing detached sidewalks along Lindell Road;
- Providing sidewalks on one side of the interior private streets;
- Street network must comply with code or have approved modifications prior to map submittal.

Public Works – Development Review

- Right-of-way dedication of 40 to 80 feet for Lindell Road, 30 to 60 feet for Frias Avenue terminating in a County approved turn-around, 30 to 60 feet for Edmond Street, 30 feet for Haleh Avenue;
- Coordinate the dedication/vacation of Haleh Avenue with the project to the north;
- Prior to tentative map submittal, applicant to apply for and have approved waivers of street off-set or redesign site to eliminate off-sets and over-length cul-de-sacs;
- All over-length cul-de-sacs, public and private, to be approved by Clark County Fire Department and constructed to Clark County standards;
- If sidewalk is detached, dedicate right-of-way and grant easement in accordance with detached sidewalk requirements;
- Drainage and traffic studies and compliance;
- Traffic study to also address the dedication and construction of a bus turn-out including passenger loading/shelter area if required by Regional Transportation Commission;
- Full off-sites to include paved legal access;
- Off-site design to address power poles and American with Disabilities Act access;
- Private street widths to be a minimum of 36 feet of drivable surface width and 28 feet of drivable surface width on private streets less than 150 feet in length, posting “No Parking” signs on both sides of the street and accessing no more than 6 lots;
- All driveways to be 20 feet in length;
- All applicable vacations to be recordable prior to building permit issuance and/or applicable map submittal and all applicable standard conditions for this application type.

Applicant's Justification

The applicant indicates Haleh Avenue has already been vacated and terminated in a previous approved project to the north. Dedicating Haleh Avenue for this project will result in a conflict with the design of previously approved plans. The current development proposal shows attached sidewalks along Edmond Street, which is consistent with the development to the north; therefore, the conditions are not necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1753-05	Increased wall heights in conjunction with a single family residential development - expired	Approved by PC	March 2006
TM-0314-05	237 single family residences - expired	Approved by PC	July 2005
VS-0206-05	Vacation of patent easements	Approved by PC	March 2005
WS-0207-05	Modification of street standards - expired	Approved by PC	April 2005
ZC-1517-03 (WC-0037-05)	Waived the condition for 30 feet to 60 feet right-of-way dedication of Haleh Avenue (north/west of proposed subdivision)	Approved by BCC	March 2005
ZC-2178-04	Reclassified 37.4 acres from R-E to R-2 zoning with reduced street widths	Approved by BCC	February 2005
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-21-0026	Vacation of easements and rights-of-way is a companion item on this agenda.
WS-21-0025	Waiver of development standards for a single family development with increased finished grade and increased wall heights is a companion application on this agenda.
TM-21-50005	Tentative map 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

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.

Title 30 does not require detached sidewalks along roadways that are less than 70 feet wide. The development to the north was approved with attached sidewalks along Edmond Street. Staff has determined that the requirements for detached sidewalks along Edmond Street is not consistent with other approvals in the area; therefore staff can support the attached sidewalks so the development in the area is consistent.

Public Works - Development Review

Waiver of Conditions #2

Staff has no objection to not dedicate Haleh Avenue. In 2005 the subdivision to the north applied for a waiver of conditions application to not dedicate 30 feet to 60 feet for Haleh Avenue. That application was approved and the subdivision map recorded. Lindell Road, Frias Avenue, and Edmond Street have all been dedicated and will remain public right-of-way, adjacent to the subject parcels.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: GAMEDAY LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE, STE
100, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

6A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

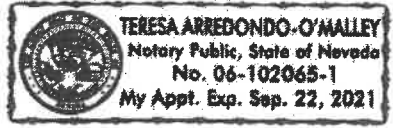
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) ZC-2178-04 <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> APPLICATION REVIEW (AR) <small>(ORIGINAL APPLICATION #)</small>	STAFF APP. NUMBER: <u>WC-21-400008</u> DATE FILED: <u>1/14/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>2/24/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/17/21</u> FEE: <u>650</u>
	PROPERTY OWNER NAME: <u>Gameday, LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u>
	APPLICANT NAME: <u>Gameday, LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 176-25-701-004, 007; -008; -009; 020 & 021
 PROPERTY ADDRESS and/or CROSS STREETS: Lindell/Haleh
 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)* [Signature] Property Owner (Print) Jeffrey L. Canarelli, VP Investment Manager Inc., Manager

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON October 11, 2020 (DATE)
 By Jeffrey L. Canarelli, Sr. VP.
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



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

Westwood

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

main (702) 284-5300

31 December 2020

**PLANNER
COPY**

WC-21-40008

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

**Re: Highlands Ranch Unit 30, a 96 lot single family residential subdivision
Justification Letter for Design Review, Waiver of Conditions & Waiver of Development Standards
Westwood Project No. AWD2003-000**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, American West Development, respectfully submits this application for a Design Review, Waiver of Conditions and Waiver of Development Standards.

Design Review

The proposed community is a residential subdivision with 96 single family homes on approximately 20.0 gross acres. There is an existing 50 foot wide Nevada Power Easement along the east property boundary, along Edmond Street. The gross density will be approximately 4.8 dwelling units per acre. In this development, American West Development will offer 4 different house plans with 3 separate elevations per plan. Of these 4 house plans, there is a single story option, two plans are 2-stories tall and the remaining plan is 3-stories tall. House sizes ranges from 2,180 s.f. to 4,820 s.f., with the target buyer being established families and next gen upgraded home buyers.

Per Section 30.32.040, paragraph #9 it is stated that the finished grade for the construction within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent. The topography of the subject property falls from the west to east and upon initial review of the grading and drainage for this site, there is a grade difference along a portion the west boundary that will require a three foot retaining wall per preliminary design. The west boundary of the project is bordered by Lindell Road, a public road, as the east half will be developed with this project. With the final design of the subject property, American West Development and Westwood Professional Services shall coordinate throughout to make the elevation difference along the property boundary as well as where any existing washes are filled (the deepest being approximately 6.7 feet) will be as minimal as possible.

Waiver of Conditions

The R-2 zoning was originally approved in 2004 (ZC-2178-04) without a site plan. While many of the zoning conditions are acceptable for the proposed Highlands Ranch Unit 30 development, the following conditions are no longer appropriate.

1. **Condition:** Detached sidewalks in powerline easement areas.

Request: Attached sidewalk within the powerline easement area along Edmond Street per CCAUSD No. 205.

Justification: This request will allow the sidewalk to be constructed away from directly under the power lines and match the improvements of both subdivisions to the north and south of this development. We believe the consistency of the sidewalk and landscape area will allow a more aesthetical option for Edmond Street.

2. **Condition:** 30 foot right of way dedication for Haleh Avenue

Request: Do not dedicate public right of way along the Haley alignment

Justification: This condition has been successfully waived in 2019 with WC-19-400134 and WC-19-40079 for the adjacent parcels both east and west of this proposed development. Therefore, this condition no longer satisfies the intent that of the original request in 2004. The north half of the Haleh alignment along these parcels was not dedicated with the Highlands Ranch Unit 4 improvements and per WC-0037-05. Because the Haleh alignment is not dedicated anywhere adjacent to the proposed development, we feel this request is justifiable.

Waiver of Standards

The project is being processed as a Single Family Detached Residential development in accordance with Title 30. This request is to define waivers of Title 30 and CCAUSD for the project needed to develop the site and anticipated product.

1. **Section 30.64.020 – Fences and Walls**

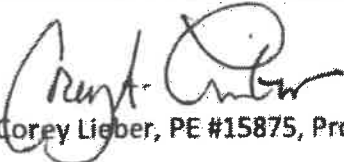
Waiver: 6-foot Walls.

Request: Allow 6-foot 8-inch rear screen wall between lots and along the perimeter of the development

Justification: This is a standard waiver that American West Development requests with all of their subdivisions to provide additional privacy to the potential home buyers throughout the development.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875, Project Manager

Cc: Mark Dunford, American West Development;
Chelsea Jensen, Westwood Professional Services

03/17/21 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

LINDELL RD/ FRIAS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0026-GAMEDAY LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and a portion of right-of-way being Lindell Road between Frias Avenue and Pyle Avenue within Enterprise (description on file). JH/nr/jd (For possible action)

RELATED INFORMATION:

APN:

176-25-701-004; 176-25-701-007 through 176-25-701-009; 176-25-701-020; and 176-25-701-021

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation and abandonment of a 5 foot wide right-of-way along Lindell Road to accommodate a detached sidewalk in conjunction with a residential development. Additionally, the plans depict a 30 foot wide patent easement on the north project boundary.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1753-05	Increased wall heights in conjunction with a single family residential development - expired	Approved by PC	March 2006
TM-0314-05	237 single family residences - expired	Approved by PC	July 2005
VS-0206-05	Vacation of patent easements	Approved by PC	March 2005
WS-0207-05	Modification of street standards - expired	Approved by PC	April 2005
ZC-1517-03 (WC-0037-05)	Waived the condition for 30 feet to 60 feet right-of-way dedication of Haleh Avenue (north of proposed subdivision)	Approved by BCC	March 2005
ZC-2178-04	Reclassified 37.4 acres from R-E to R-2 zoning with reduced street widths	Approved by BCC	February 2005

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

Surrounding Land Use

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

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

Related Applications

Application Number	Request
WC-21-400008 (ZC-2178-04)	Waiver of conditions for street dedication and detached sidewalks is a companion item on this agenda.
WS-21-0025	Waiver of development standards for a single family development with increased finished grade and increased wall heights is a companion item on this agenda.
TM-21-500005	Tentative map on 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 patent easements that are not necessary for site, drainage, or roadway development and the portion of right-of-way along Lindell Road to accommodate detached sidewalks.

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 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5740 W. BADURA AVE, STE 100, LAS VEGAS, NV 89118



VACATION APPLICATION 7A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

VACATION & ABANDONMENT (vs)

EASEMENT(S)

RIGHT(S)-OF-WAY

EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: VS-21-0026 DATE FILED: 1/14/21

PLANNER ASSIGNED: NR

TAB/CAC: Enterprise TAB/CAC DATE: 2/24/21

PC MEETING DATE: _____

BCC MEETING DATE: 3/17/21

FEE: 875

PROPERTY OWNER

NAME: Gameday, LLC

ADDRESS: 10801 W. Charleston Blvd., Suite 170

CITY: Las Vegas STATE: NV ZIP: 89135

TELEPHONE: 702-736-6434 CELL: _____

E-MAIL: Kendra.Saffle@PulteGroup.com

APPLICANT

NAME: Gameday, LLC

ADDRESS: 10801 W. Charleston Blvd., Suite 170

CITY: Las Vegas STATE: NV ZIP: 89135

TELEPHONE: 702-736-6434 CELL: _____

E-MAIL: Kendra.Saffle@PulteGroup.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Westwood Professional Services

ADDRESS: 5740 S. Arville St., Suite 216

CITY: Las Vegas STATE: NV ZIP: 89118

TELEPHONE: 702-284-5300 CELL: _____

E-MAIL: lvproc@westwoodps.com REF CONTACT ID #: 132024

ASSESSOR'S PARCEL NUMBER(S): 176-25-701-004, 007; -008; -009; 020 & 021

PROPERTY ADDRESS and/or CROSS STREETS: Lindell/Haleh

197515

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

[Signature]
Property Owner (Signature)*

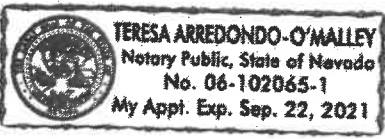
Jeffrey L. Canavelli, Sr. VP
Property Owner (Print) Investment Manager Inc., Manager

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON October 16, 2020 (DATE)

By Jeffrey L. Canavelli, Sr. VP

NOTARY PUBLIC: Teresa Arredondo-O'Malley



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

Westwood

31 December , 2020

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

**PLANNER
COPY**
VS 21-0026

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

main (702) 284-5300

**RE: Highlands Ranch Unit 30
Westwood Professional Services Project No. AWD2003-000
Justification Letter for Public Right of Way and Patent Easement Vacation**

To whom it may concern:

Westwood Professional Services, on behalf of our client, American West Development, respectfully submits this justification letter with an application for Vacation and Abandonment of Patent Easements.

Project Description: The project site associated with this vacation request is approximately 20.0+ gross acres and covers APN 176-25-701-004, -007, -008, -009, -020, & -021. It is located in a portion of Section 25, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 96 lots with a gross density of 4.8 dwelling units/acre.

The applicant is vacating Public Right of Way and Patent Easements that are in conflict with the proposed site plan for the subject residential development. The Right of Way was originally dedicated with the intent to develop Lindell with attached sidewalk, however, this development will have detached sidewalk there. The Patent Easements were granted in support of the individual parcels but are no longer required for the proposed development.

This request will be in compliance with the conditions of the Tentative Map submitted for Highlands Ranch Unit 30 project that is accompanying this application.

Thank you for the opportunity to submit this application for your review.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875, Project Manager

Cc: Mark Dunford, American West Development;
Chelsea Jensen, Westwood Professional Services

03/17/21 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

LINDELL RD/FRIAS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0025-GAMEDAY LLC:

WAIVER OF DEVELOPMENT STANDARDS for wall height.
DESIGN REVIEWS for the following 1) single family residential development; and 2) finished grade on 20.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Lindell Road and the north side of Frias Avenue within Enterprise. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:

176-25-701-004; 176-25-701-007 through 176-25-701-009; 176-25-701-020; and 176-25-701-021

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall height to 6 feet 8 inches where 6 feet is permitted per Section 30.64.020 (a 13.3% increase).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increased finished grade for a single family residential development to 145.2 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 706.7% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20.1
- Number of Lots/Units: 96
- Density (du/ac): 4.8
- Minimum/Maximum Lot Size (square feet): 5,433/12,257
- Project Type: Single family development
- Number of Stories: 1 to 3

- Building Height (feet): 17 (1 story), 27 feet 10 inches (2 story), 34 feet 7 inches (3 story)
- Square Feet: 2,180 to 4,820
- Parking Required/Provided: 192/192

Site Plans

The plans depict a single family residential subdivision consisting of 96 single family residential lots and 3 common lots. The lot sizes range in size from 5,433 square feet to 12,257 (gross)/7,095 (net) with a density of 4.8 dwelling units per gross acre. The plans show the 3 common lots as landscape areas along Edmond Street, Frias Avenue, Lindell Road, and the gated entrance to the subdivision. A 50 foot wide Nevada Power easement is on the eastern property boundary. Access within the subdivision is provided by eight, 42 foot wide private streets. The streets include a 4 foot wide sidewalk on 1 side of the street. The increase in finished grade is located throughout the site, primarily along the north and the east, with additional portions on the western side of the site. Existing washes will be filled in order to provide proper drainage.

Landscaping

A 15 foot wide landscape area which includes a detached sidewalk is shown along Lindell Road. A 10 foot wide landscape area will be provided along with an attached sidewalk along Frias Avenue and a 17 foot wide landscape area will be provided along Edmond Street with attached sidewalk. Internal landscaping for the development includes 6 foot wide landscape areas with the attached sidewalks along the north and south of the subdivision blocks, and a 10 foot wide landscape area along the eastern boundary of the project site adjacent to a private street. Both sides of the entrance to the subdivision will have landscape strips, the north side will have a 17 foot wide landscape area with an attached sidewalk, and the south side will have a 17 foot wide landscape area without a sidewalk.

Elevations

The development will provide 4 different home models ranging from 1 story, 2 story, and 3 story models. The plans submitted by the applicant depict 4 different models with each type having potential elevation variations. The building materials consist of concrete tile roofs, and stucco finished walls on all sides of the models.

Floor Plans

The homes will range in size from 2,180 square feet to 4,820 square feet. The homes will have 2 to 3 car garages, various configurations, and room options.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed single family development will be developed in accordance with Title 30. The increase in wall height is proposed for increased privacy for residents.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1753-05	Increased wall heights in conjunction with a single family residential development - expired	Approved by PC	March 2006
TM-0314-05	237 single family residences - expired	Approved by PC	July 2005
VS-0206-05	Vacation of patent easements	Approved by PC	March 2005
WS-0207-05	Modification of street standards - expired	Approved by PC	April 2005
ZC-1517-03 (WC-0037-05)	Waived the condition for 30 feet to 60 feet right-of-way dedication of Haleh Avenue (northwest of proposed subdivision).	Approved by BCC	March 2005
ZC-2178-04	Reclassified 37.4 acres from R-E to R-2 zoning with reduced street widths	Approved by BCC	February 2005
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-21-0026	Vacation of easements and rights-of-way is a companion item on this agenda.
WC-21-400008 (ZC-2178-04)	Waiver of conditions for street dedication and detached sidewalks is a companion item on this agenda.
TM-21-500005	Tentative map 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

Waiver of Development Standards

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

Staff can support the waiver to increase the screen wall height to 6 feet 8 inches. Staff finds that the increase will not adversely impact the surrounding properties since the walls will provide additional privacy for future residents. Similar requests have been approved for single family developments in the area; therefore, staff can support the request.

Design Reviews

The proposed R-2 zoned lots are larger than the minimum lot size required by Code for R-2 zoning. The design of the subdivision layout is consistent and compatible with approved and planned land uses in the area and staff finds the project conforms to Urban Specific Policy 10 of the Comprehensive Master Plan that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. Staff finds that the design of the elevations of the proposed residences with the variety in height, roof pitch, and pop-outs/enclosures complies with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. The varying roof slopes and architectural features for the residential models will create an aesthetically pleasing design with the development; therefore, staff can support this request.

Public Works - Development Review

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Approval. Approval of this application is contingent on approval of WC-21-400008 (ZC-2178-04).

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 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.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GAMEDAY LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE, STE
100, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

8A

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"/> 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 APP. NUMBER: <u>WS-21-0025</u> DATE FILED: <u>1/14/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>2/24/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/17/21</u> FEE: <u>1150</u>
	PROPERTY OWNER NAME: <u>Gameday, LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u>
	APPLICANT NAME: <u>Gameday, LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 176-25-701-004, 007; -008; -009; 020 & 021
 PROPERTY ADDRESS and/or CROSS STREETS: Lindell/Haleh
 PROJECT DESCRIPTION: Residential Subdivision

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

[Signature]
 Property Owner (Signature)*

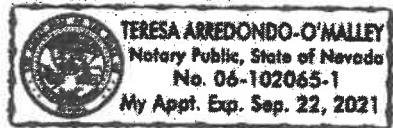
Jeffrey L. Canarelli, Sr. UP
 Property Owner (Print) Investment Manager Inc., Manager

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 16, 2020 (DATE)

By Jeffrey L. Canarelli, Sr. U.P.

NOTARY PUBLIC: Teresa Arredondo-O'Malley



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

Westwood

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

main (702) 284-5300

31 December 2020

**PLANNER
COPY**

WS-21-0025

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

**Re: Highlands Ranch Unit 30, a 96 lot single family residential subdivision
Justification Letter for Design Review, Waiver of Conditions & Waiver of Development Standards
Westwood Project No. AWD2003-000**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, American West Development, respectfully submits this application for a Design Review, Waiver of Conditions and Waiver of Development Standards.

Design Review

The proposed community is a residential subdivision with 96 single family homes on approximately 20.0 gross acres. There is an existing 50 foot wide Nevada Power Easement along the east property boundary, along Edmond Street. The gross density will be approximately 4.8 dwelling units per acre. In this development, American West Development will offer 4 different house plans with 3 separate elevations per plan. Of these 4 house plans, there is a single story option, two plans are 2-stories tall and the remaining plan is 3-stories tall. House sizes ranges from 2,180 s.f. to 4,820 s.f., with the target buyer being established families and next gen upgraded home buyers.

Per Section 30.32.040, paragraph #9 it is stated that the finished grade for the construction within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent. The topography of the subject property falls from the west to east and upon initial review of the grading and drainage for this site, there is a grade difference along a portion the west boundary that will require a three foot retaining wall per preliminary design. The west boundary of the project is bordered by Lindell Road, a public road, as the east half will be developed with this project. With the final design of the subject property, American West Development and Westwood Professional Services shall coordinate throughout to make the elevation difference along the property boundary as well as where any existing washes are filled (the deepest being approximately 6.7 feet) will be as minimal as possible.

Waiver of Conditions

The R-2 zoning was originally approved in 2004 (ZC-2178-04) without a site plan. While many of the zoning conditions are acceptable for the proposed Highlands Ranch Unit 30 development, the following conditions are no longer appropriate.

1. **Condition:** Detached sidewalks in powerline easement areas.

Request: Attached sidewalk within the powerline easement area along Edmond Street per CCAUSD No. 205.

Justification: This request will allow the sidewalk to be constructed away from directly under the power lines and match the improvements of both subdivisions to the north and south of this development. We believe the consistency of the sidewalk and landscape area will allow a more aesthetical option for Edmond Street.

2. **Condition:** 30 foot right of way dedication for Haleh Avenue

Request: Do not dedicate public right of way along the Haley alignment

Justification: This condition has been successfully waived in 2019 with WC-19-400134 and WC-19-40079 for the adjacent parcels both east and west of this proposed development. Therefore, this condition no longer satisfies the intent that of the original request in 2004. The north half of the Haleh alignment along these parcels was not dedicated with the Highlands Ranch Unit 4 improvements and per WC-0037-05. Because the Haleh alignment is not dedicated anywhere adjacent to the proposed development, we feel this request is justifiable.

Waiver of Standards

The project is being processed as a Single Family Detached Residential development in accordance with Title 30. This request is to define waivers of Title 30 and CCAUSD for the project needed to develop the site and anticipated product.

1. **Section 30.64.020 – Fences and Walls**

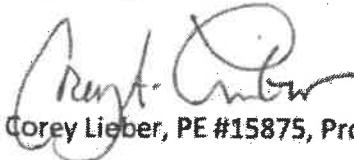
Waiver: 6-foot Walls.

Request: Allow 6-foot 8-inch rear screen wall between lots and along the perimeter of the development

Justification: This is a standard waiver that American West Development requests with all of their subdivisions to provide additional privacy to the potential home buyers throughout the development.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875, Project Manager

Cc: Mark Dunford, American West Development;
Chelsea Jensen, Westwood Professional Services

03/17/21 BCC AGENDA SHEET

HIGHLAND RANCH UNIT 30
(TITLE 30)

LINDELL RD/FRIAS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500005-GAMEDAY LLC:

TENTATIVE MAP consisting of 96 single family residential lots and common lots on 20.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Lindell Road and the north side of Frias Avenue within Enterprise. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:

176-25-701-004; 176-25-701-007 through 176-25-701-009; 176-25-701-020; and 176-25-701-021

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20.1
- Number of Lots/Units: 96
- Density (du/ac): 4.8
- Minimum/Maximum Lot Size (square feet): 5,433/12,257
- Project Type: Single family development

The plans depict a single family residential subdivision consisting of 96 residential lots and 3 common lots. The lot sizes range in size from 5,433 square feet to 12,257 square feet with a density of 4.8 dwelling units per gross acre. The plans show the 3 common lots as landscape areas along Edmond Street, Frias Avenue, Lindell Road, and the entrance to the subdivision. A 50 foot wide Nevada Power easement is on the eastern property boundary. Access within the subdivision is provided by eight, 42 foot wide private streets. The streets include a 4 foot wide sidewalk on 1 side of the street. Detached sidewalks with landscaping are proposed along Lindell Road. Attached sidewalks with landscaping will be located along Frias Avenue and along Edmond Street. The only entrance to the subdivision will be from Lindell Road and the entrance will be gated.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1753-05	Increased wall heights in conjunction with a single family residential development - expired	Approved by PC	March 2006
TM-0314-05	237 single family residences - expired	Approved by PC	July 2005
VS-0206-05	Vacation of patent easements	Approved by PC	March 2005
WS-0207-05	Modification of street standards - expired	Approved by PC	April 2005
ZC-1517-03 (WC-0037-05)	Waived the condition for 30 feet to 60 feet right-of-way dedication of Haleh Avenue (north of proposed subdivision)	Approved by BCC	March 2005
ZC-2178-04	Reclassified 37.4 acres from R-E to R-2 zoning with reduced street widths	Approved by BCC	February 2005
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-21-0026	Vacation of easements and rights-of-way is a companion item on this agenda.
WC-21-400008 (ZC-2178-04)	Waiver of conditions for street dedication and detached sidewalks is a companion item on this agenda.
WS-21-0025	Waiver of development standards for a single family development with increased finished grade and increased wall heights is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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 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.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved street names and suffixes.

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

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0336-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

APPLICANT: GAMEDAY LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE, STE 100, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION 9A

DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500005</u>	DATE FILED: <u>1/14/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>2/24/21</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>3/17/21</u>	
		FEE: <u>750</u>	

PROPERTY OWNER	NAME: <u>Gameday, LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u>

APPLICANT	NAME: <u>Gameday, LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>702-736-6434</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 176-25-701-004, 007; -008; -009; 020 & 021

PROPERTY ADDRESS and/or CROSS STREETS: Lindell/Haleh

TENTATIVE MAP NAME: Highlands Ranch Unit 30 # 197515

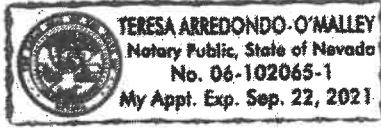
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 16, 2021 (DATE)
 By Jeffrey L. Canale, Sr. VP

NOTARY PUBLIC: Teresa Arredondo-O'Malley



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

Westwood

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

Main (702) 284-5300

westwoodps.com
(888) 937-5150

AWD2003

January 14, 2021

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

SUBJECT: Tentative Map for Highlands Ranch Unit 30

To Whom It May Concern:

On behalf of our client American West Development we respectfully request the Tentative Map to be heard at the Planning Commission meeting concurrently with the Waiver of Development Standards, Design Review, Waiver of Conditions and Vacation. It is our understanding per Nevada Revised Statutes that Tentative Maps are required to have Commission actions within 45 days. However, American West Development, would like the applications to go concurrent since they are companion items on the same site.

Thank you,
Westwood Professional Services



Roxanne Leigh
Project Coordinator II