



ENTERPRISE TOWN ADVISORY BOARD

Windmill Library
7060 W. Windmill Lane
Las Vegas, NV 89113

March 9, 2022
6:00pm

AGENDA

Note:

- 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 or chayes70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>.

Board/Council Members: David Chestnut - Chair
Tanya Behm
Justin Maffett

Barris Kaiser – Vice Chair
Joseph Throneberry

Secretary: Carmen Hayes (702) 371-7911 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Tiffany Hesser (702) 455-7388 TLH@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

- III. Approval of Minutes for February 23, 2022. (For possible action)
- IV. Approval of the Agenda for March 9, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **DR-22-0072-DIAMOND VALLEY VIEW LTD:**
DESIGN REVIEWS for the following: 1) distribution center; 2) lighting plan; and 3) alternative parking lot landscaping on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise. MN/al/jo (For possible action) 04/05/22 PC
 - 2. **NZC-22-0056-MICHELON FAMILY LV LAND, LLC:**
ZONE CHANGE to reclassify 15.1 acres from an H-2 (General Highway Frontage) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) nonstandard improvements (landscaping) in the right-of-way.
DESIGN REVIEWS for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of Las Vegas Boulevard South and the south side of Chartan Avenue within Enterprise (description on file). MN/jt/jo (For possible action) 04/05/22 PC
 - 3. **VS-22-0057-MICHELON FAMILY LV LAND, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Chartan Avenue located between Las Vegas Boulevard South and Giles Street, a portion of right-of-way being Terrill Avenue located between Las Vegas Boulevard South and Giles Street, and a portion of right-of-way being Giles Street located between Chartan Avenue and Starr Avenue within Enterprise (description on file). MN/jt/jo (For possible action) 04/05/22 PC
 - 4. **UC-22-0065-FIRE STATION PLAZA, LLC:**
USE PERMIT for outside dining/drinking in conjunction with an existing restaurant on a portion of 4.2 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the southeast corner of Southern Highlands Parkway and Valley View Boulevard within Enterprise. JJ/jor/syp (For possible action) 04/05/22 PC

5. **VS-22-0079-TURNER WILLIAM SCOTT & FRANCINE M:**
VACATE AND ABANDON an easement of interest to Clark County located between La Cienega Street and Placid Street and between Mesa Verde Lane and Moberly Avenue (alignment) within Enterprise (description on file). MN/sd/jo (For possible action) **04/05/22 PC**

6. **ET-22-400020 (UC-18-0454)-ABC PARADISE, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a proposed multiple family residential development. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced front setback; **2)** increase height; and **3)** reduced height/setback ratio adjacent to single family residential use.
DESIGN REVIEW for a multiple family residential development on 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Giles Street and the south side of Mesa Verde Lane within Enterprise. MN/bb/syp (For possible action) **04/06/22 BCC**

7. **ZC-22-0049-RMB REAL ESTATE, LLC:**
ZONE CHANGE to reclassify 2.7 acres from an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** finished grade. Generally located on the south side of Serene Avenue, 650 feet west of Lindell Road (alignment) within Enterprise (description on file). JJ/jt/jo (For possible action) **04/06/22 BCC**

8. **VS-22-0050-RMB REAL ESTATE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Meranto Avenue, and between Lindell Road (alignment) and Jones Boulevard within Enterprise (description on file). JJ/jt/jo (For possible action) **04/06/22 BCC**

9. **TM-22-500022-RMB REAL ESTATE, LLC:**
TENTATIVE MAP consisting of 10 single family residential lots and common lots on 2.7 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Serene Avenue, 650 feet west of Lindell Road (alignment) within Enterprise. JJ/jt/jo (For possible action) **04/06/22 BCC**

10. **ZC-22-0052-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative yard setbacks; and **2)** reduce street intersection off-set.
DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** finished grade. Generally located on the east side of Tee Pee Lane (alignment) and the south side of Big Park Avenue (alignment) within Enterprise (description on file). JJ/jt/jo (For possible action) **04/06/22 BCC**

11. **VS-22-0053-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Tee Pee Lane and Fort Apache Road, and between Big Park Avenue (alignment) and Gary Avenue within Enterprise. JJ/jt/jo (For possible action) **04/06/22 BCC**

12. **TM-22-500023-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS: TENTATIVE MAP** consisting of 39 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Tee Pee Lane (alignment) and the south side of Big Park Avenue (alignment) within Enterprise. JJ/jt/jo (For possible action) **04/06/22 BCC**

13. **WC-22-400018 (NZN-0045-17)-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVER OF CONDITIONS of a zone change requiring full off-site improvements in conjunction with a previously approved zone change to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone for a residential planned unit development (PUD). Generally located on the northwest corner of Richmar Avenue and Lindell Road within Enterprise. JJ/md/jo (For possible action) **04/06/22 BCC**

14. **VS-22-0071-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Westwind Road and Mohawk Street, and between Richmar Avenue and Meranto Avenue within Enterprise (description on file). JJ/md/jo (For possible action) **04/06/22 BCC**

15. **WS-22-0070-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) off-site improvements.
DESIGN REVIEWS for the following: 1) single family residential development; 2) modifications to a previously approved planned unit development (single family detached); 3) hammerhead street design; and 4) finished grade on 10.0 acres in an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone. Generally located between Westwind Road and Mohawk Street, and between Richmar Avenue and Meranto Avenue within Enterprise. JJ/md/jo (For possible action) **04/06/22 BCC**

16. **TM-22-500027-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 18 single family residential lots and common lots on 10.0 acres in an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone. Generally located between Westwind Road and Mohawk Street, and between Richmar Avenue and Meranto Avenue within Enterprise. JJ/md/jo (For possible action) **04/06/22 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.

IX. Next Meeting Date: March 30, 2022.

X. Adjournment.

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

Windmill Library – 7060 W. Windmill Lane

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>

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



Enterprise Town Advisory Board

February 23, 2022

MINUTES

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

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

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

Rob Kaminski, Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for February 9, 2022. (For possible action)

Pages 5 and 6 were reversed when initially published. The pages are now in the correct order.

Motion by David Chestnut

Action: **APPROVE** Minutes as amended for February 9, 2022

Motion **PASSED** (4-0)/ Unanimous, Behm absent

IV. Approval of Agenda for February 23, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended

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

Item #14 ET-22-400012 (VS-19-0889)-PN II, INC will be heard first.

Related applications to be heard together:

2. NZC-22-0028-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
3. VS-22-0029-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
4. TM-22-500016-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
5. NZC-22-0042-STIMSON CHRISTOPHER J & A FAM TR & STIMSON CHRISTOPHER & ARALEE TRS:
6. VS-22-0043-STIMSON CHRISTOPHER J & A FAM TR & STIMSON CHRISTOPHER & ARALEE TRS:
7. NZC-22-0045-RAINBOW EXPRESS, LLC:
8. VS-22-0055-RAINBOW EXPRESS, LLC:
9. VS-22-0073-DESTINY HOMES, LLC:
10. UC-22-0034-DESTINY HOMES, LLC:
11. VS-22-0039-ARBY JONES 402 LLC & RAINS 1992 TRUST:
12. WS-22-0038-ARBY JONES 402 LLC & RAINS 1992 TRUST:

V. Informational Items

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

1. NEIGHBORHOOD MEETING

You are cordially invited to attend a neighborhood meeting to discuss a proposed single-family development on property located on the northwest corner of Richmar Avenue and Valley View Boulevard. The Applicant is requesting a nonconforming zone change to rezone the property from R-E to R-2.

APN's: 177-19-703-006; 177-19-703-007; 177-19-703-008; 177-19-703-009; 177-19-703-010; 177-19-703-011; 177-19-703-012, 177-19-704-001; 177-19-704-002 ; 177-19-704-003; and 177-19-704-005

Current Land Use: Low Intensity Suburban Neighborhood (LN) and Mid-Intensity Suburban Neighborhood (MN)

Current Zoning: Rural Estates Residential (R-E)

Proposed Zoning: Medium-Density Residential (R-2)

Date: February 28, 2022

Time: 5:30 p.m.

Location: Enterprise Library

8310 S Las Vegas Blvd.

Las Vegas, NV 89123

Please contact Parker Sieck of Kaempfer Crowell at psieck@kcnvlaw.com or 702-693-4262 with any questions or comments.

2. NV Energy Seeks Customer Input to Develop Economic Recovery Transportation Electrification Plan

As part of its commitment to help achieve Governor Steve Sisolak's and the Nevada Legislature's vision for Nevada's new clean energy economy, NV Energy is investing up to \$100 million to rapidly expand electric vehicle (EV) charging station infrastructure over the next three years through its Economic Recovery Transportation Electrification Plan (ERTEP) and is launching the program by seeking public input on charging station locations and their knowledge of EVs.

Starting today, Nevada residents, tourists and NV Energy customers can visit nvenergy.com/ertep to suggest locations of their preferred charging station locations by noting the address on a map of Nevada. This stakeholder input will help NV Energy inform where charging stations are needed to accelerate transportation electrification.

3. Solid Waste Management

The County is proposing an ordinance to amend Chapter 9.04 of the Clark County Code regarding solid waste management. Attached is the Notification of the Proposed Amendment and a copy of the Proposed Ordinance. Public comments will be received through March 21, 2022 at 5:00 p.m. Please direct your comments, data and arguments in writing to Jordan Sandecki at PublicCommentCCBL@ClarkCountyNV.gov.

4. Small Business and Non-Profit Survey

Clark County is conducting a short survey for small businesses and non-profits to share their thoughts about future support programs. Please pass this survey link along to your networks.

https://www.surveymonkey.com/r/NDC_ClarkCounty_ARPASurvey

5. Rock and Roll Marathon

Reminder the Rock and Roll Marathon is this upcoming weekend, so plan any trips to the Strip accordingly.

VI. Planning & Zoning

1. ET-22-400001 (VS-0813-17)-CEO DEVELOPMENT, LLC:

VACATE AND ABANDON SECOND EXTENSION OF TIME of easements of interest to Clark County located between Silverado Ranch Boulevard and Great Duke Avenue (alignment), and between Walmer Castle Lane (alignment) and Giles pie Street and portions of a right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Great Duke Avenue (alignment) within Enterprise (description on file). MN/jvm/jo (For possible action) **03/02/22 BCC**

Motion by David Chestnut

Action: **REQUEST** the application be returned to the Enterprise TAB on March 9 2022 due to the applicant's second no show

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

2. **NZC-22-0028-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 4.9 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce open space.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** finished grade. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise (description on file). JJ/al/jo (For possible action) **03/15/22 PC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (4-1) / Throneberry - Nay

3. **VS-22-0029-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Oleta Avenue and between Conquistador Street and Hualapai Way within Enterprise (description on file). JJ/al/jo (For possible action) **03/15/22 PC**

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

4. **TM-22-500016-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 43 single family residential lots and common lots on 4.9 acres in an RUD (Residential Urban Density) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/al/jo (For possible action) **03/15/22 PC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

5. **NZC-22-0042-STIMSON CHRISTOPHER J & A FAM TR & STIMSON CHRISTOPHER & ARALEE TRS:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** increase building height; **3)** reduce the height/setback ratio requirement adjacent to a single family residential use; and **4)** alternative landscaping adjacent to a residential use.
DESIGN REVIEWS for the following: **1)** senior housing (multiple family development); **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the west side of Buffalo Drive and the south side of Cactus Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action) **03/15/22 PC**

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

- Design review as a public hearing for lighting and signage
- Terrace and landscape any combination of retaining and decorative wall over 9 ft next to a public right-of-way

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

6. **VS-22-0043-STIMSON CHRISTOPHER J & A FAM TR & STIMSON CHRISTOPHER & ARALEE TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue (alignment) and Erie Avenue (alignment), and between Buffalo Drive and Cimarron Road (alignment) within Enterprise (description on file). JJ/md/jo (For possible action) **03/15/22 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

7. **NZC-22-0045-RAINBOW EXPRESS, LLC:**

ZONE CHANGE to reclassify 14.6 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone. **USE PERMITS** for the following: **1)** vehicle rental; and **2)** vehicle sales **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** throat depth; **2)** driveway approach; **3)** driveway departure; and **4)** access to a local residential street.

DESIGN REVIEW for a vehicle rental and sales facility. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise (description on file). JJ/jvm/jo (For possible action) **03/15/22 PC**

Motion by David Chestnut

Action: **APPROVE:** Zone Change

APPROVE: Use Permits

DENY: Waiver of Developments Standards 1 and 2

APPROVE: Waiver of Development Standards 3 and 4

APPROVE: Design Review

ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- 20-foot buffer zone adjacent to Rosanna Street consisting of 10 feet of multi-use trail and 10 feet of landscape buffer
- Low level lighting throughout the entire project with lighting to be addressed through a design review
- Applicant to continue working with the neighborhood and develop a screening and buffering program for the south and west property lines which may include enhanced landscaping, larger tree sizes, and non-standard walls and fencing with a final proposal to be reviewed with a design review as a public hearing
- Design Landberg Ave entry/exit for right-in and left-out only
- No blowers allowed for the car wash.

ADD Public Works – Development Review:

Limit Landberg Ave entry/exit to one only

Per if approved staff conditions

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

8. **VS-22-0055-RAINBOW EXPRESS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Landberg Avenue and Gary Avenue (alignment) within Enterprise (description on file). JJ/bb/jo (For possible action) **03/15/22 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

9. **VS-22-0073-DESTINY HOMES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/bb/jo (For possible action) **03/15/22 PC**

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

10. **UC-22-0034-DESTINY HOMES, LLC:**
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) trash enclosure setback; and 3) alternative driveway geometries.
DESIGN REVIEWS for the following: 1) mini-warehouse; 2) alternative landscaping; and 3) lighting on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the southeast corner of Pebble Road and Decatur Boulevard within Enterprise. JJ/sd/jo (For possible action) **03/15/22 PC**

Motion by David Chestnut
Action: **APPROVE**: Use Permit
WITHDRAWN by the applicant Waiver of Development Standards #1;
APPROVE: Waiver of Development Standards #s 2 and 3
APPROVE: Design Reviews
ADD Current Planning Conditions:

- All wall mounted lighting to be fully shielded
- Increase fenestrations on the east and west sides

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

11. **VS-22-0039-ARBY JONES 402 LLC & RAINS 1992 TRUST:**
VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Warm Springs Road and Arby Avenue within Enterprise (description on file). MN/al/jo (For possible action) **03/15/22 PC**

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

12. **WS-22-0038-ARBY JONES 402 LLC & RAINS 1992 TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) trash enclosure requirements; 2) eliminate parking space striping within a secure parking area; 3) eliminate parking lot landscaping within a secure parking area; and 4) alternative landscape within a parking lot (overflow parking lot).
DESIGN REVIEW for a parking lot and secure parking area on a portion of 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 625 feet north of Warm Springs Road within Enterprise. MN/al/jo (For possible action) **03/15/22 PC**

Motion by Barris Kaiser
Action: **APPROVE**: Waiver of Development Standards #s 1 and 2
DENY: Waiver of Development Standards #s 3 and 4
DENY: Design Review
Per staff conditions
Motion **PASSED** (4-1) /Chestnut - Nay

13. **WS-22-0035-SOUTHERN HILLS MEDICAL CENTER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall sign area.
DESIGN REVIEW for a wall sign in conjunction with an emergency care facility on 3.7 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Las Vegas Boulevard South, 660 feet north of Erie Avenue within Enterprise. MN/sd/jo (For possible action) **03/15/22 PC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

14. **ET-22-400012 (VS-19-0889)-PN II, INC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Jones Boulevard and Cascadia Creek Street (alignment), and between Haleh Avenue (alignment) and Frias Avenue (alignment) and a portion of a right-of-way being Jones Boulevard located between Haleh Avenue (alignment) and Frias Avenue (alignment) within Enterprise (description on file). JJ/jgh/jo (For possible action) **03/16/22 BCC**

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

15. **WS-22-0036-TRACY INVESTMENTS, INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce on-site parking; 2) off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets); and 3) increase wall height.
DESIGN REVIEWS for the following: 1) finished grade; and 2) new community building in conjunction with a place of worship on 4.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 300 feet north of Robindale Road within Enterprise. MN/jgh/jo (For possible action) **03/16/22 BCC**

Motion by Tanya Behm
Action: **APPROVE** per if approved staff conditions.
Motion **PASSED** (5-0) /Unanimous

VII. General Business:

- None

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be March 9, 2022 at 6:00 p.m. at the Windmill Library.

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

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 9:18 p.m.

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

DRAFT

04/05/22 PC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

VALLEY VIEW BLVD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0072-DIAMOND VALLEY VIEW LTD:

DESIGN REVIEWS for the following: 1) distribution center; 2) lighting plan; and 3) alternative parking lot landscaping on 4.3 acres in an M-D (Designed Manufacturing) (AB-60) Zone.

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

RELATED INFORMATION:

APN:

177-08-401-004

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.3
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 39
- Square Feet: 75,818
- Parking Required/Provided: 76/80

History

The site was reclassified to an M-D zone by ZC-20-0602 in March 2021. ZC-20-0602 was approved for a 449,140 square foot office/warehouse building and included a waiver of development standards to reduce driveway throat depth to 8 feet, which is no longer needed for this project. The applicant has submitted plans to develop the site as a distribution center, which is a warehouse building with a minimum area of 72,000 square feet.

Site Plan

The plan depicts a distribution center consisting of 1 building located on the central portion of the parcel. Access to the site will be provided by 2 proposed driveways that are located on the

northwest and southwest corners of the parcel. Parking for the facility is located on the north, south, and west sides 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.

The applicant submitted a lighting plan indicating 10 freestanding site light fixtures and 11 fixtures on the walls of the building. Lighting does not shine directly onto adjacent property.

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. The parking areas located to the south and west of the building are not providing the required landscape islands/landscape fingers within the parking area. However, the required trees for these parking areas are being provided in landscape areas adjacent to the building and in landscape islands located in other portions of the site.

Elevations

The building is 1 story with a maximum height of 39 feet. The building has a flat roof behind a parapet wall, which varies in height between 38 feet to 39 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 Plans

The plans depict a 75,818 square foot building. Approximately 3,800 square feet of the southwestern corner of the building is designated as an office area the remainder of the building will be warehouse space for the distribution center.

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 Master Plan and the project will contribute to the economic diversity of the community. The site lighting is in compliance with the requirements of the Development Code. The applicant indicates that the parking area along the east side of the lot is also within the loading area for the distribution center and trees in this area would not be functional and create a nuisance. Relocating the required trees to other portions of the site is more effective for improving the visual image of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0395	Vacated and abandoned government patent easements not needed for the development of the site	Approved by PC	September 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0602	Reclassified the site from R-E to M-D zoning for an office/warehouse facility	Approved by BCC	March 2021

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North, East & West	Business Employment	M-D	Distribution center
South	Business Employment	M-D	Commercial vehicle wash

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning****Design Reviews**

The design of the proposed facility is consistent with the architecture of existing office/warehouse facilities and distribution centers in the area. The design of the building uses variations in building heights to break-up the roofing, and pop-outs and recesses along the walls. 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. The proposed site lighting is in compliance with the Development Code. The proposed alternative for parking lot landscaping submitted by the applicant is providing more trees than are required for parking areas, which are distributed throughout the site. The only portion of the site where landscaping will not be provided is in the rear (east side) of the lot which is within the loading area for trucks and staff finds the proposed alternative to meet the intent for landscaping by Code and is an acceptable alternative, therefore, staff can support this request.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Expunge the waiver of development standards and design review portion of ZC-20-0602;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; 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;
- 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.

Fire Prevention Bureau

- 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 #0073-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND VALLEY VIEW LTD

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

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

September 28, 2021

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

DR-22-0072

Attn: Al Laird - Principal Planner

**RE: DIAMOND VALLEY VIEW DISTRIBUTION CENTRE
APR-21-101385
DESIGN REVIEWS (ZC-20-0602)
JUSTIFICATION LETTER
APN- 177-08-401-004**

Dear Al,

We respectfully request favorable consideration for the above referenced project application for Design Reviews.

The market demand has changed and therefore we are proposing a different building type product than what was previously approved under ZC-20-0602.

The Design Review #1 is for a single story office/warehouse distribution center building approximately 75,818 sq. ft. The building has concrete tilt up exterior walls painted with 3 gray colors. The building height is 39 feet. Site landscaping and parking stalls are in compliance with Title 30.

Design Review #2 is for site lighting. A Site Photo Metric Plan has been provided with results showing compliance with Title 30. We are requesting site lighting since the site is located within Enterprise and the Town Board will review the request.

Design Review #3 is to provide alternative site parking lot landscaping, 13 trees are required and 18 trees have been provided, 5 additional trees have been provided on the north and south sides of the building in lieu of 4 parking lot fingers in the rear of the building which are generally not functional and create nuances in this type of use. The trees are more effective as shown.

The proposed Design Reviews 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 Justification Letter

Diamond Valley View
Page 2

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

04/05/22 PC AGENDA SHEET

MULTIPLE FAMILY
RESIDENTIAL DEVELOPMENT
(TITLE 30)

LAS VEGAS BLVD S/CHARTAN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-22-0056-MICHELON FAMILY LV LAND, LLC:

ZONE CHANGE to reclassify 15.1 acres from an H-2 (General Highway Frontage) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) nonstandard improvements (landscaping) in the right-of-way.

DESIGN REVIEWS for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade.

Generally located on the east side of Las Vegas Boulevard South and the south side of Chartan Avenue within Enterprise (description on file). MN/jt/jc (For possible action)

RELATED INFORMATION:

APN:

177-33-401-001 through 177-33-401-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase building height to 39 feet where 35 feet is the maximum per Table 30.403 (a 12% increase).
- b. Reduce 3:1 height/setback ratio to 44 feet where 99 feet is required per Figure 30.56-10 (a 56% reduction).
2. Allow nonstandard improvements (landscaping) in the Las Vegas Boulevard South right-of-way where not allowed per Chapter 30.52.

DESIGN REVIEWS:

1. Multiple family residential development.
2. Alternative parking lot landscaping.
3. Increase finished grade to 45 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 25% increase).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.1
- Number of Units: 324
- Density (du/ac): 21.5
- Project Type: Multiple family residential development
- Number of Stories: 3
- Building Height (feet): 39
- Open Space Required/Provided: 32,400/84,773
- Parking Required/Provided: 574/576

Neighborhood Meeting Summary

Notices for a neighborhood meeting were mailed to property owners located within 1,500 feet of the site informing them of a meeting on August 19, 2021 at the Enterprise Library. Nine neighbors attended the meeting, and expressed concerns about density, traffic, and the increased building height.

Site Plan

The site plan depicts a multiple family residential development consisting of 10 residential buildings and a clubhouse. Overall setbacks include 26 feet to the west property line along Las Vegas Boulevard South, 95 feet to the south property line, 44 feet to the east property line, and 33 feet to the north property line along Chartan Avenue.

Gated ingress/egress is provided from Las Vegas Boulevard South on the west side of the site. Emergency ingress/egress is also provided on the north side of the site from Chartan Avenue. A drive aisle circles around the site, and parking spaces are located along the south property line, along the east property line, and around portions of the residential buildings and clubhouse. Many of the parking spaces include carport covers for shade. Also, trash enclosures are located near the residential buildings throughout the site.

Landscaping

Landscaping is provided around the perimeter of the site and around the base of the buildings. Along Las Vegas Boulevard South, a 45 foot wide landscape area with a detached sidewalk is provided in the right-of-way, which requires a waiver of development standards. An additional 20 foot wide landscape area is provided on-site along Las Vegas Boulevard South, which consists of a 15 foot wide landscape area, a 6 foot high view fence, and a 5 foot wide landscape area.

A 10 foot wide landscape strip is provided along the south property line behind a 6 foot high screen wall, and a 20 foot wide landscape strip is provided along the east property line behind a 6 foot high screen wall. Along the north property line, adjacent to Chartan Avenue, landscaping is 15 feet wide, which consists of a 5 foot wide landscape strip, a 5 foot wide sidewalk, and a 5 foot

wide landscape strip in front of a 6 foot high view fence. Additional landscaping is provided behind the view fence, which varies in width from 15 feet to 25 feet.

Landscape fingers are not provided in the parking lot throughout the site; however, a design review for alternative parking lot landscaping is included with this application since the required parking lot trees are placed in other areas of the site.

Amenities within the multiple family residential development include a pool, spa, ramada seating area, and dog park. A total of 84,773 square feet of open space is provided where 32,400 square feet of open space is required.

Elevations

The residential building elevations extend up to 39 feet high, which necessitates a waiver of development standards. However, the top of the buildings consists of parapet walls at various heights, some of which are 37 feet high. A waiver of development standards is also necessary to reduce the 3:1 height/setback ratio along the east property line to a 44 foot setback where a 99 foot setback is the minimum for the 39 foot tall buildings from the adjacent single family residences. However, only the northernmost building near Chartan Avenue is located at the 44 foot setback from the east property line. The building to the south of the northernmost building is set back 95 feet from the east property line, and the setback for the 3 other buildings from the east property line ranges from 97 feet to 157 feet.

Exterior materials for the residential buildings include painted stucco along with metal railing along the balconies. The vertical planes of the buildings are off-set to create visual relief to help reduce the apparent mass of the buildings. The clubhouse includes similar materials and architecture with the residential buildings; however, the highest parapet wall along the roofline extends up to 23 feet.

Floor Plans

The multiple family residential development consists of 132 one bedroom units, 162 two bedroom units, and 30 three bedroom units for a total of 324 units. The units ranges in size from 754 square feet to 1,312 square feet, and the 9,643 square foot clubhouse includes a lobby area, offices, business center, mail room, restrooms, and fitness center.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the R-4 zoning for a multiple family residential development is appropriate at this location, and the development will provide a transition from Las Vegas Boulevard South to the residential development to the east. While several alternative standards are requested with design reviews and waivers of development standards, the applicant indicates that these alternative standards are appropriate. For example, while the minimum number of landscaping islands are not provided in the parking lot, additional trees are provided throughout the complex. Overall, 310 trees are provided where 220 trees are required. Regarding the increased finished grade, the applicant indicates that the site slopes from south to north, which

will require fill to provide the appropriate drainage. The finished grade will only be a few feet above the finished grade of the homes to the east.

Regarding the waivers of development standards, the applicant indicates that the increased height is typical for R-4 zoned multiple family residential developments in the area. In addition, the applicant reduced the overall building height from 50 feet to 39 feet based on feedback received at the neighborhood meeting. The additional 4 feet is necessary to visually block rooftop mounted mechanical equipment and to provide architectural enhancements. Also, the reduced 3:1 height/setback ratio will not have a negative impact on the residences to the east since a 20 foot wide landscape buffer is provided. Furthermore, only the side of the northernmost residential building is set back 44 feet from the east property line. The other buildings are set back between 95 and 157 feet.

Lastly, the waiver of development standards to allow nonstandard improvements in the right-of-way is necessary to provide additional landscaping to beautify the site until the full width of Las Vegas Boulevard is built. The applicant will enter into a license and maintenance agreement for the landscaping in the right-of-way.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use (allows 18 or more du/ac) & Neighborhood Commercial	H-1	Undeveloped
South	Entertainment Mixed-Use (allows 18 or more du/ac)	C-2	Convenience store, gasoline station, & retail center
East	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E (RNP-I) & R-1	Single family residential
West	Entertainment Mixed-Use	C-2	Undeveloped

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

Related Applications

Application Number	Request
VS-22-0057	A request to vacate and abandon various rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

A changing trend since the most recent adoption of the Enterprise Land Use Plan is the sharp increase in housing demand. Many multiple family residential developments have been approved along Las Vegas Boulevard South, and even with the additional residential development, the available housing cannot keep up with the overwhelming demand. As a result, of this changing trend, the R-4 zoning is appropriate.

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

North of this site is an undeveloped property zoned H-1, west of the site is an undeveloped property zoned C-2, and south of the site is an existing convenience store, gasoline station, and commercial complex with a tavern. As a result, the density and intensity of development allowed in the R-4 zoning district is compatible with the existing and planned land uses to the north, west, and south of the site.

While an existing R-E (RNP-I) zoned area is located directly to the east, R-4 zoning will provide a buffer between the traffic and intense uses along Las Vegas Boulevard South and the single family residences. In addition, the western portion of the subject site is planned for Entertainment Mixed-Use, which could allow H-1 zoned projects with a height up to 100 feet. Lastly, the applicant indicates that the eastern portion of the site, which is planned for Neighborhood Commercial, is not viable without frontage along Las Vegas Boulevard South and in combination with a more intense development.

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

There has been no indication from public utility purveyors that the proposed nonconforming zone change will negatively impact public facilities and services. However, the Clark County School District indicates that Liberty High School was at 130% capacity for the 2021-2022 school year. Both Bass Elementary School and Silvestri Middle School are currently under capacity.

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

The proposed nonconforming zoning conforms with several policies in the Master Plan. For example, Enterprise Policy EN-1.1 encourages compatible in-fill development and transitioning from higher intensity uses. Here, the R-4 zoning is compatible with the H-1 zoning to the north and C-2 zoning to the west and south, and the R-4 zoning provides a transition from Las Vegas Boulevard South to the single family residences to the east.

Furthermore, Countywide Policy 1.1.1 encourages a mix of housing types, and Policy 1.4.5 encourages development transitions adjacent to existing residential neighborhoods. Here, the R-4 zoning will provide multiple family residential living options, and is an appropriate level of density both along Las Vegas Boulevard South and to transition to the single family residences to the east; therefore, the proposed nonconforming zoning complies with policies in the Master Plan.

Summary

Zone Change

Overall, an increased demand for housing has indicated a changing trend since the most recent adoption of the Enterprise Land Use Plan. In addition, the proposed R-4 zoning is compatible with existing and planned surrounding land uses, and the zoning will not have a negative impact on public facilities and services. Lastly, the proposed nonconforming zoning is consistent with several policies in the Master Plan. As a result, staff can support the request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The increase in building height is appropriate along Las Vegas Boulevard South, and the reduced height/setback ratio to the east should not create a negative visual impact. Only the side of the northernmost residential building, which is located near Chartan Avenue, is set back 44 feet from the east property line. Setbacks for the other residential buildings along the east property line range in distance from 95 feet to 157 feet. In addition, a 6 foot high screen wall with a 20 foot wide landscape buffer will be provided along the east property line. Furthermore, if an intense landscape buffer was provided along the east property line, then the buildings would only need to meet a 2:1 height/setback ratio, which would require a setback of 66 feet. Only the northernmost building would not meet the 66 foot setback. As a result, staff can support this request.

Design Review #1

The proposed multiple family residential development complies with several policies in the Master Plan. For example, Policy 1.1.2 encourages higher-density housing in areas with high-

frequency transit, major employment centers, and existing infrastructure. Here, the multiple family residential development is near transit along Las Vegas Boulevard South located north of Cactus Avenue and south of Barbara Lane, and the site is a few miles south of the Las Vegas Strip, which provides major employment opportunities. Also, existing infrastructure is located adjacent to the site.

Furthermore, Policy 1.3.2 encourages a mix of housing options within larger neighborhoods and multiple family residential developments. Here, the project will provide a multiple family residential development nearby single family residences and other developing multiple family residential developments.

Lastly, Policy 6.1.4 encourages compact development to maximize the use of available infrastructure, land, and transit services. Here, the 3 story multiple family residential buildings create a compact development and efficient use of the land. As a result, staff can support the design review.

Design Review #2

Parking lot landscaping provides many benefits including shading parking spaces, which reduces the urban heat island, and providing visual relief from expanses of impervious surfaces (asphalt). However, the plans indicate that carports will be provided over most of the parking spaces for shade, and additional landscaping is provided around the perimeter of the site, which will help provide visual relief. As a result, staff does not anticipate any negative impacts from the alternative design standards to reduce parking lot landscaping.

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

The applicant is required to grant right-of-way to Clark County for a proportionate share of a 200 foot wide right-of-way on Las Vegas Boulevard South according to Title 30 and the Clark County Transportation Element. Until the Las Vegas Boulevard improvements occur, staff has no objection to the proposed non-standard improvements within the right-of-way.

Design Review #3

This design review represents the maximum grade difference within 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 Henderson Executive Airport, and is subject to potentially significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 4, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 3 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off site improvements,
- Right-of-way dedication and grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals

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.

Fire Prevention Bureau

- 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 #0194-2021 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

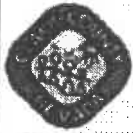
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTAR DEVELOPMENT WEST, LLC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR, STE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION 2A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WVS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (AR)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>NZC-22-0036</u> DATE FILED: <u>2/1/22</u></p> <p>PLANNER ASSIGNED: <u>JCT</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/9/22</u></p> <p>PC MEETING DATE: <u>4/5/22</u></p> <p>BCC MEETING DATE: <u>5/4/22</u></p> <p>FEE: <u>\$3,800.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>Michelon Family LV Land, LLC</u></p> <p>ADDRESS: <u>3540 Raweswood Ct</u></p> <p>CITY: <u>Crest</u> STATE: <u>IL</u> ZIP: <u>60417</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u></p>
	APPLICANT	<p>NAME: <u>Greystar Development West, LLC</u></p> <p>ADDRESS: <u>3200 E. Camelback Road, Suite 255</u></p> <p>CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85018</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u></p>
	CORRESPONDENT	<p>NAME: <u>Kaempfer Crowell - Liz Olson</u></p> <p>ADDRESS: <u>1980 Festival Plaza Dr. #650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7039</u></p> <p>E-MAIL: <u>apierco@kcnvlaw.com</u> REF CONTACT ID #: <u>154674</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177-33-401-001 thru 005

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd and Charan

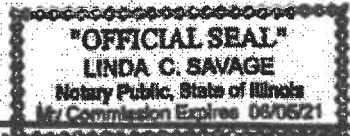
PROJECT DESCRIPTION: Zone change for a proposed multi-family project

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.

John Michelon JOHN MICHELON
 Property Owner (Signature) Property Owner (Print)

STATE OF Illinois
 COUNTY OF Clark

SUBSCRIBED AND SWORN before me on May 21, 2021 (DATE)
 by Linda C. Savage
 NOTARY PUBLIC: LINDA C. SAVAGE



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature document must be attached to this application if the property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ELISABETH E. OLSON
eol@kcrnlaw.com
702.792.7000

January 14, 2022

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Tel: 775.852.3900
Fax: 775.852.3992

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

VIA ONLINE SUBMITTAL

NZC-20-0056

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

Re: *Compelling Justification Letter – Nonconforming Zone Change, Design Review and Waiver of Development Standards for Multi-Family Development Greystar Development West, LLC*
APNs: 177-33-401-001 through 005

Dear Mr. Tasko:

Please be advised our office represents Greystar Development West, LLC (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 14.93 acres located on the southeast corner of Las Vegas Boulevard and Chartan Avenue. The property is more particularly described as Assessor's Parcel Numbers 177-33-401-001 through 005 (the "Site"). The Applicant is requesting a nonconforming zone change from H-2 to R-4, a design review and waiver of development standards to allow for a 324 unit multi-family residential development.

The Site fronts onto Las Vegas Boulevard, a planned 200-foot right of way when fully developed. To the north is property zoned H-1, the most intense zoning designation under the Clark County Development Code (the "Code") which allows for hotel uses of up to 100-feet in height. To the south and west is property zoned C-2, which allows for intense zoning uses. To the east are existing R-E and R-1 single family residential homes. The R-E lots are buffered by Giles Street and the proposed site plan is designed to provide additional buffering to both the R-E and R-1 lots as discussed in more detail below. Due to the location of the Site along Las Vegas Boulevard and the intense zoning designations that surround the Site on three sides, the requested zone change to R-4 is compatible with the area and will provide an appropriate transition buffer to the residential to the east.

Multi-family developments are not unusual along Las Vegas Boulevard in the southwest. For example, applications UC-0061-17 and UC-18-0454 were approved to allow for apartment complexes adjacent to single family residential at a much higher density and between 50 to 60-feet in height. When a project is designed appropriately, single family and multi-family projects can exist in harmony. Therefore, the Applicant respectfully requests consideration of the following non-conforming zone change request.

Nonconforming Zone Change:

The east side of the Site is master planned Neighborhood Commercial (NC) and the west side of the Site is master planned Entertainment Mixed-Use (EM). This request for a zone change to R-4 satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

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

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

By way of example, many multi-family residential developments have recently been approved along Las Vegas Boulevard, between St. Rose Parkway and Cactus Avenue. Even more recently, an R-5 multi-family residential development was approved in Southern Highlands via application NZC-19-0528, which is currently under construction.

There are several other examples of multi-family developments approved within the last several years throughout the south and southwest area of the valley, many of which are at or near full occupancy, including but not limited to:

- Zone5 (Buffalo and 215)
- Level 25 at Durango (Durango & Post)
- The Wyatt (Buffalo and Badura)
- South Beach (Russell and 215)
- Aspire (Tropicana and 215)

Additionally, more people than ever are moving to Las Vegas and the available housing numbers are struggling to keep up with the demand. Based on these recent apartment developments in the valley, and the overwhelming demand for additional housing, these trends support the request for the proposed development.

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

With the existing H-1 and C-2 zoning adjacent to the Site and Las Vegas Boulevard to the west, the density/intensity of this proposed use is compatible with the surrounding area. The intent of the NC master plan designation acting as a buffer between the EM master plan designation to the west and the residential to the east is appropriate in theory, however, neighborhood commercial uses would struggle unless fronting onto Las Vegas Boulevard. Commercial uses tucked behind a more intense, potentially larger and higher building would be difficult to sustain. Additionally, the EM master plan designation allows for H-1 zoning, which could include hotels up to 100-feet in height. The proposed project would provide a much less intense use overall for the residents in the immediate area. Therefore, the Site's location is an ideal transitional parcel to the single family residential to the east and Las Vegas Boulevard to the west.

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

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The Site fronts onto Las Vegas Boulevard which is contemplated for heavy traffic. The Site will also provide recreational amenities which will help to reduce the burden on Clark County recreation facilities. Additionally, providing only 60 three-bedroom units discourages families with school aged children to limit impacts on nearby schools. Finally, the Applicant will mitigate any impacts the proposed development may have.

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

Pursuant to the Enterprise Goals and Policies of the newly adopted Clark County Master Plan, Policy EN-1.1 encourages the transitions from higher intensity uses. Here, the Site is located adjacent to Las Vegas Boulevard and planned for the highest and most intense uses available in the Clark County Code. The site plan is designed to provide an appropriate transition from the residential to the east and Las Vegas Boulevard. The proposed multi-family residential is more appropriate adjacent to the existing residential than uses under the EM or NC master plan designations and would provide for a less intense buffer to the residential.

Countywide Policies 1.1.1 and 1.4.5 encourage a mix of diverse housing types at varied densities in numerous locations and appropriate buffers to mitigate the impacts of higher intensity uses to existing residential neighborhoods. Here, the Site is located adjacent to a mix of residential, both R-E and R-1 developments, and will act as a buffer to Las Vegas Boulevard.

Design Review:

The Applicant is proposing a 324 unit development dispersed among 10, 3-story buildings. The bedroom mix is as follows: 132 one bedroom units, 162 two bedroom units and 30 three bedroom units. The main entry is located along Las Vegas Boulevard through a gated access.

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

The building elevations provide enhanced architectural enhancements such as balconies, building articulation and varying coloring scheme and architectural pop outs. The Applicant is providing 574 parking spaces where 574 are required. Landscaping will be provided along the entire perimeter of the Site to assist with buffering, and well as landscaping throughout the parking area to provide shade and visual relief.

The Applicant is also requesting a design review to allow for an increased grade of up to 3.7-feet where 36-inches is permitted. The Site slopes from south to north which requires fill to develop the Site and provide the appropriate drainage. The finished pad heights of the buildings will be no higher than a few feet than the existing finished grade to the homes to the east. Therefore, the required fill of only 7-inches above the standard per Code will not negatively impact the existing residential.

The Applicant is also requesting a design review for alternative landscaping per Figure 30.64-14. However, as a compensating benefit, the Applicant is providing substantially more trees throughout the overall project to ensure adequate shade a visual relief are provided. As noted on the landscape plan, the Applicant is providing a total of 310 trees where only 220 are required.

Waiver of Development Standards

The Applicant is requesting a waiver for increased building height to allow 39-feet where 35-feet is permitted within R-4 zoned districts. Based upon comments received at the neighborhood meeting, the Applicant has substantially lowered the building height from the originally proposed 50-feet. The additional 9-feet is needed to enclose mechanical equipment but also provides for architectural enhancements. As noted above, previously approved multi-family projects along Las Vegas Boulevard and adjacent to single family were approved for heights of up to 60-feet. Therefore, the Applicant respectfully requests consideration of this minor increase.

The Applicant is also requesting a waiver to allow 6 tandem parking spaces where not permitted. These spaces would be located directly north of the dog park and would be reserved for specific units only to ensure residents would not be blocked in by other cars. Tandem spaces

are not unusual for multi-family developments so long as they are restricted to specific units and prohibit general guest parking. For example, tandem spaces similar to the proposed spaces here were approved with application UC-21-0517.

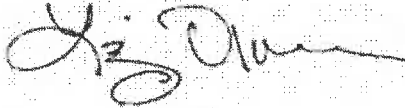
The Applicant is requesting a waiver to allow for non-standard improvements (landscaping) within the right of way along Las Vegas Boulevard. A required license and maintenance agreement will be entered into in order to justify this request.

The Applicant is also requesting to vacate Giles Street and will ensure private access is provided to APN 177-33-402-004. A separate vacation submittal package has been prepared and submitted with this application.

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

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Elisabeth E. Olson

04/05/22 PC AGENDA SHEET

RIGHTS-OF-WAY
(TITLE 30)

LAS VEGAS BLVD S/CHARTAN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0057-MICHELON FAMILY LV LAND, LLC:

VACATE AND ABANDON a portion of a right-of-way being Chartan Avenue located between Las Vegas Boulevard South and Giles Street, a portion of right-of-way being Terrill Avenue located between Las Vegas Boulevard South and Giles Street, and a portion of right-of-way being Giles Street located between Chartan Avenue and Starr Avenue within Enterprise (description on file). MN/jt/jo (For possible action)

RELATED INFORMATION:

APN:

177-33-401-001 through 177-33-401-005

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of several rights-of-way. On the north side of the site, a 5 foot wide and 100 foot long section of Chartan Avenue will be vacated. Within the central portion of the site, two 30 foot wide and 100 foot long sections of Terrill Avenue will be vacated. On the east side of the site, Giles Street, which extends south of Chartan Avenue approximately 700 feet and terminates in one half of a cul-de-sac, will be vacated.

According to the applicant, the rights-of-way are not needed for the proposed multiple family development, which is a companion application. A portion of Chartan Avenue will be vacated to accommodate a detached sidewalk, and the portions of Terrill Avenue will be vacated since this right-of-way alignment does not continue east or west of the site. Lastly, the vacation and abandonment of Giles Street was requested by Public Works since it is not efficient to maintain the roadway improvements for a single residence.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use (allows 18 or more du/ac) & Neighborhood Commercial	H-1	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Entertainment Mixed-Use (allows 18 or more du/ac)	C-2	Convenience store, gasoline station, & retail center
East	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E (RNP-I) & R-1	Single family residential
West	Entertainment Mixed-Use	C-2	Undeveloped

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

Related Applications

Application Number	Request
NZC-22-0056	A nonconforming zone change to reclassify the site to R-4 zoning for a multiple family residential complex is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 4, 2022 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

- Drainage study and compliance;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Reserve an access easement to APN 177-33-402-004;
- Coordinate with Traffic Management to return any County assets to Public Works.

Current Planning Division - Addressing

- Upon recordation an address change application shall be submitted to change the address of 11200 Giles Street.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTAR DEVELOPMENT WEST, LLC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR, STE 650, LAS VEGAS, NV 89135



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

3A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (va) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>V5-22-0057</u> DATE FILED: <u>2/1/22</u>
		PLANNER ASSIGNED: <u>JCT</u> TAB/CAG: <u>ENTERPRISE</u> TAB/CAG DATE: <u>3/9/22</u> PC MEETING DATE: <u>4/5/22</u> BCC MEETING DATE: <u>5/4/22</u> FEE: <u>\$875</u>

PROPERTY OWNER	NAME: <u>Michelon Family LV Land, LLC</u>
	ADDRESS: <u>3540 Haweswood Ct</u>
	city: <u>Crete</u>
	TELEPHONE: <u>708-369-9209</u> STATE: <u>IL</u> ZIP: <u>60417</u>
	E-MAIL: <u>johnm@cosmosmfg.com</u> CELL: <u>708-369-9209</u>

APPLICANT	NAME: <u>Greystar Development West, LLC</u>
	ADDRESS: <u>2525 E. Camelback Rd Suite 500</u>
	city: <u>Phoenix</u>
	TELEPHONE: <u>602-522-1200</u> STATE: <u>AZ</u> ZIP: <u>85016</u>
	E-MAIL: <u>andrew.paulus@greystar.com</u> CELL: <u>602-522-1200</u>
	REF CONTACT ID #: _____

CONVEYOR	NAME: <u>Dennis Wertzler @ DRC Surveying Nevada Inc</u>
	ADDRESS: <u>7080 La Cienega St. #200</u>
	city: <u>Las Vegas</u>
	TELEPHONE: <u>702-279-8119</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	E-MAIL: <u>dwertzler@drc-lasvegas.com</u> CELL: <u>702-274-3250</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-33-401-001, ,003, ,005

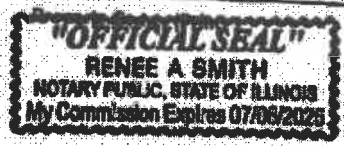
PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd / Chartan Ave.

I (We) the undersigned owner 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 follow this application under Cook 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.

John Michelon
Property Owner (Signature)*

JOHN MICHELON

STATE OF ILLINOIS
COUNTY OF _____
SUBSCRIBED AND SWORN TO before me on September 2021 (month)
NOTARY PUBLIC: Renee A. Smith



*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.

DRC Surveying Nevada, Inc.

Civil Engineering • Land Surveying • Planning
7080 La Cienega St, Suite 200, L.V., NV 89119 (Ph. 270-6119 Fax 270-4899)

January 12, 2022

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

Attention: Senior Planner

Regarding: **Justification Letter for Vacation of right of way**
APN #177-33-401-001, 003, 005 and 177-33-402-001 and 177-33-402-004

On behalf of our client, DRC Surveying Nevada would like to submit a request to vacate the existing right of way within the referenced APN's as shown in the attached documents.

The small 5' wide strip of right of way along Chartan Avenue is proposed to be vacated since the proposed street improvements with the adjacent development are calling for a "detached" sidewalk so per Clark County requirements the right of way will only be 25' to the back of curb.

On the small areas on parcels 177-33-401-003 and 005, this is an old remnant right of way when there was potentially a street continuing east at this location but due to development of the surrounding areas, these areas will no longer be needed to serve the public interest for roadway or utility purposes.

On the Giles alignment we are requesting to vacated the dedicated right of way for the cul-de-sac adjacent to parcels 177-33-402-001 and 004 at the request of Clark County Planning since it isn't in the public interest to provide and maintain a public roadway for just one single family parcel.

Please call me if you should have any questions or require additional information.

Sincerely,

DRC Surveying Nevada, Inc.

Dennis P. Wertzler, PE
President

Dennis P. Wertzler

Digitally signed by Dennis P.
Wertzler
DN: C=US,
E=DWertzler@DRC-lasvegas.com,
O=DRC Surveying Nevada, Inc.,
OU=Civil, CN=Dennis P. Wertzler
Date: 2022.01.12 16:01:48-08'00'

04/05/22 PC AGENDA SHEET

OUTSIDE DINING
& DRINKING
(TITLE 29)

SOUTHERN HIGHLANDS PKWY/VALLEY VIEW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0065-FIRE STATION PLAZA, LLC:

USE PERMIT for outside dining/drinking in conjunction with an existing restaurant on a portion of 4.2 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community.

Generally located on the southeast corner of Southern Highlands Parkway and Valley View Boulevard within Enterprise. JJ/jor/syp (For possible action)

RELATED INFORMATION:

APN:
191-06-501-015 ptn

LAND USE PLAN:
ENTERPRISE – MAJOR DEVELOPMENT PROJECT – (SOUTHERN HIGHLANDS)
ENTERPRISE – MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 11320 Southern Highlands Parkway
- Site Acreage: 4 (portion)
- Project Type: Outside dining/drinking in conjunction with a restaurant
- Number of Stories: 1
- Square Feet: 1,800 (lease space)/432 (proposed outside dining/drinking patio)
- Parking Required/Provided: 104/146

Site Plan

The site plan depicts an existing commercial center comprised of 3 buildings. The western portion of the commercial center includes a convenience store, vehicle wash, and gasoline canopy. The north and eastern portions include a semi-L shaped retail building, and the final building is located on the southern portion of the complex. Access to the complex is via 2 driveways along Southern Highlands Parkway (south property line), and a third driveway on the northwest corner of the complex along Valley View Boulevard.

The applicant's restaurant (Le Café du Sud) is located in the northwesternmost lease space of the semi-L shaped retail building. Plans show that there is an outside dining/drinking patio area on the west facing elevation of the lease space. Title 29 requires approval of a special use permit for any proposed outside/dining and drinking areas within this development (Southern Highlands Master Planned Community).

Landscaping

Landscaping is located throughout the site and is neither required nor a part of this request.

Elevations

The existing retail building has exterior finishes which include stucco pop-outs, varying roof heights with decorative details, faux stone finishes, decorative sconces, and canopies.

Floor Plans

The floor plans depict an existing restaurant with an overall area of 1,800 square feet. The restaurant lease space includes pastry and crepe display areas, cashier station, kitchen, restrooms, back of house areas, and a dining room. The constructed outside dining/drinking area has an overall area of 432 square feet, with a black wrought-iron railing around the patio area with exit only gates. Access to the patio area is from inside the restaurant only.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed outside dining/drinking has a trellis over the patio area and is fully enclosed with a wrought iron fence with controlled access gates. Access to the patio can only occur from inside of the restaurant (Le Café du Sud). Since the lease space is an end unit, there is no pedestrian circulation available. The proposed outside dining/drinking patio area within this development requires a special use permit because the site follows Title 29 and not Title 30 requirements. The applicant owns and operates 2 other French cafes, 1 is located in Lake Las Vegas and a second is near Dragon Ridge Golf Course. These locations have similar outside dining/drinking areas and the applicant's business model for Le Café du Sud will follow suit. The business model primarily operates for breakfast and lunch. The proposed outside dining/drinking area will provide the Las Vegas Valley a viable first-class option for dining.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-1145-17	Allowed a decorative trellis (shade structure) for an existing vehicle wash	Approved by ZA	October 2017
WS-0198-15	Increased the number of signs along Southern Highlands Parkway to 3 signs with a design review	Approved by PC	May 2015
UC-0823-08	Childcare facility	Approved by PC	October 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0669-08	Tanning salon	Approved by PC	August 2008
UC-0364-08	Outside dining area in conjunction with a restaurant on Pad Site A	Approved by PC	May 2008
DR-1731-06	Retail center and a convenience store	Approved by PC	February 2007
UC-0168-05 (ET-0094-06)	First extension of time to allow modified development standards for R-2 and C-2 zoning	Approved by PC	May 2006
UC-0168-05	Modified development standards for R-2 and C-2 zoning	Approved by PC	April 2005
ZC-1604-99	Reclassified the site to C-2 zoning	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Southern Highlands) - Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	P-F	Clark County Fire Department
South	Major Development Project (Southern Highlands) - Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Office building, bank, and a portion of Southern Highlands Golf Club
East	Major Development Project (Southern Highlands) - Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Single family residential
West	Major Development Project (Southern Highlands) - Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 29 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed outside dining/drinking patio area is a compatible addition to the restaurant, the existing retail building (Building A), and the overall complex. Staff finds that a use permit for an outside dining patio area was previously approved via UC-0364-08 in the same complex (Pad A) with no reported problems. The proposed outside dining area is accessed from inside the restaurant and surrounded by an existing wrought iron fence. The area is buffered from the residential

development to the east by the existing commercial building. The applicant's request is appropriate and should not pose any negative impacts to the surrounding neighborhood; therefore, staff supports this request.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; that any change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CARMEN BARBUR
CONTACT: CHRIS ARMSTRONG, OLYMPIA COMPANIES, 11411 SOUTHERN HIGHLANDS PARKWAY #300, LAS VEGAS, NV 89141



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

4A

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 type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME /NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0065</u> DATE FILED: <u>2/3/22</u> PLANNER ASSIGNED: <u>CDK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3/9/22</u> PC MEETING DATE: <u>4/5/22</u> BCC MEETING DATE: _____ FEE: <u>\$675</u> <u>SH (T.29)</u>
	PROPERTY OWNER NAME: <u>Fire Station Plaza LLC</u> ADDRESS: <u>11411 Southern Highlands Pkwy Ste 309</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-220-8566</u> CELL: <u>702-204-9989</u> E-MAIL: <u>carnestrong@olympiacompanies.com</u>
	APPLICANT NAME: <u>Carmen Barber - Cafe du Sud</u> ADDRESS: <u>11411 Southern Highlands Pkwy Ste 309</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: _____ CELL: <u>702-767-5351</u> E-MAIL: <u>carmen@lecafeduvegas.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ REF: _____ E-MAIL: _____ CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 181-08-801-018 PROPERTY ADDRESS _____
 and/or CROSS STREETS: 11328 Southern Highlands Pkwy Ste
 PROJECT DESCRIPTION: Outside Dining

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

Property Owner (Signature) _____ Property Owner (Print) Chris Armstrong

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON January 24, 2022 (DATE)
 By Chris Armstrong
 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.

January 26, 2022 (Updated)

Clark County Current Planning
500 S. Grand Central Parkway
LV, NV 89101

UC-22-0005

Le Café du Sud
Property Address:
11350 Southern Highlands Pkwy Ste 155
Las Vegas, NV 89141

RE: Fire Station Plaza @ Southern Highlands
Outside Dining – Le Café Du Sud

APN: 191-06-501-015

To Whom It May Concern:

Please accept this letter and accompanying information in support of a request for outside dining, including the sale of alcohol in conjunction with an approved restaurant (French Bistro/Café) use in the C-2 zone. The center is fully developed, been master planned and zoned for this type of use and is located at the intersection of Southern Highlands Pkwy (100'+ ROW) and Valley View Blvd (80' ROW). To the immediate north is an existing Fire Station, to the south and west across Southern Highlands is an existing C-2 zoned office building, and to the east is a developed R-3 zoned residential project. There is no direct access to the R-3 zoned area and the proposed outside dining is completely shielded by the building from the residential uses.

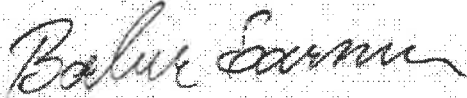
This is an existing shopping center that includes a convenience store with gasoline sales and a car wash, a drive thru coffee shop with outside dining, and numerous other retail and commercial uses. The proposed location of the Café's outdoor patio already has a trellis covered area and always anticipated this type of use. The area is fenced-in and has controlled access gates with the ability to be locked. Access will occur from the restaurant and will meet all business licensing codes and requirements. Additionally, this an end unit and there is no pedestrian traffic circulation past this point that requires a sidewalk beyond the outdoor dining. The final photo in the submittal packages shows the terminus of the sidewalk that allows pedestrians full access to all businesses in the shopping center.

As a first-time business owner in Clark County, I met with Clark County Zoning and Business License in January of 2021 prior to signing my lease and confirmed the uses were appropriate and compatible. In the fall of 2021, I commenced the application process, and was first contacted on October 25, 2021 by county zoning/business license

staff, then again on November 15, 2021 asking to show meeting requirements of Title 30 with a PDF site plan (for which I provided). In a County Staff email on December 15th there was notice to comply with Title 30, otherwise an SUP would be required. There were subsequent emails in early January, and it was not until in an email dated January 19th was I fully aware of that I needed to meet Title 29 requirements and a Special Use Permit was necessary. I believe I was thorough and completed my due diligence starting in January 2021, prior to executing my lease. While I understand there may be numerous and different codes, I am unaware of all of these and attempted to comply with all requirements. I respectfully request an expedited review, or some form of ability to move forward with the outside dining during the SUP process. Respectfully, I would request I proceed with the operation of outside dining and assume the risk once the application has been submitted. We have invested over \$400,000 in this business and close to a year of design, development and construction and have built-in the revenue stream of the outside dining into my business model. It is an integral part of my success.

We have two existing French Cafes in Henderson at Lake Las Vegas and near Dragon Ridge Golf course/MacDonald Highlands Community. We have similar outside dining components at these locations. Our business model primarily operates for breakfast and lunch and only serves alcohol secondarily to the meals. My husband and partner is a reputable French Chef with experience in fine French cuisine restaurants on the Strip, while I have decades of experience in the fashion industry and with exclusive luxury retail. We are proud of the businesses we have built and our reputations. We have never had issues with our businesses and will operate only first-class establishments. The proposed use will provide a valuable option for the residents of Southern Highlands and beyond. It is compatible and harmonious with the existing and adjacent uses and therefore, we respectfully request your favorable recommendation. Please contact me directly with any questions and a response on the expedited review and ability to move forward with the outside dining once the application has been submitted.

With kind regards,



Carmen Barbur
702-767-5351

Mailing Address:
8 Via Del Fiume
Henderson, NV 89011

04/05/22 PC AGENDA SHEET

EASEMENT
(TITLE 30)

LA CIENEGA ST/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0079-TURNER WILLIAM SCOTT & FRANCINE M:

VACATE AND ABANDON an easement of interest to Clark County located between La Cienega Street and Placid Street and between Mesa Verde Lane and Moyerly Avenue (alignment) within Enterprise (description on file). MN/sd/jc (For possible action)

RELATED INFORMATION:

APN:

177-09-702-037

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of an existing 33 foot wide patent easement located along the north property line. The applicant is requesting the easement to maximize future construction or additions to the existing residence.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
WS-0041-04	Waived the requirement to connect to public water and the requirement that lots being served by a well must consists of at least 40,000 square feet	Approved by PC	February 2004

Surrounding Land Use

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

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.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM TURNER

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD SUITE 300, LAS VEGAS, NV 89120



VACATION APPLICATION

5A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0079</u>	DATE FILED: <u>2/7/22</u>
		PLANNER ASSIGNED: <u>SUD</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>4/5/22</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$ 875</u>	TAB/CAC DATE: <u>3/9/22</u>

PROPERTY OWNER	NAME: <u>WILLIAM SCOTT TURNER</u>		
	ADDRESS: <u>7880 LA CIENEGA STREET</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89123</u>
	TELEPHONE: <u>702.325.4877</u>	CELL: <u>702.325.4877</u>	
	E-MAIL: <u>scotty4877@gmail.com</u>		


APPLICANT	NAME: <u>WILLIAM SCOTT TURNER</u>		
	ADDRESS: <u>7880 LA CIENEGA STREET</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89123</u>
	TELEPHONE: <u>702.325.4877</u>	CELL: <u>702.325.4877</u>	
	E-MAIL: <u>scotty4877@gmail.com</u>	REF CONTACT ID #: _____	

CORRESPONDENT	NAME: <u>Actus c/o Darryl Lattimore</u>		
	ADDRESS: <u>3283 E. Warm Springs Road Suite 300</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89120</u>
	TELEPHONE: <u>702.586.9296</u>	CELL: <u>702.403.4174</u>	
	E-MAIL: <u>darryl.lattimore@actus-nv.com</u>	REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-09-702-037

PROPERTY ADDRESS and/or CROSS STREETS: La Cienega Street and Mesa Verde Lane


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



 Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 1/12/2022 (DATE)
 By: William S Turner
 NOTARY PUBLIC: [Signature]



Priscilla E. Ruff
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 11-4810-1
 MY APPT. EXPIRES MARCH 13, 2023

*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.



January 12, 2022

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

3283 E. Warm Springs Road,
Suite 300
Las Vegas, NV 89120
(702) 586-9296

**Reference: Patent Easement Vacation & Abandonment Application
APN: 177-09-702-037**

Dear Staff,

On behalf of our client, we respectfully request your review of the Vacation & Abandonment application for patent easement. The applicant requesting that the existing 33' Patent easement on the northern boundary of the project site be vacated to maximum any future construction within the site.

Thank you for your assistance in this matter. Please contact our office if you need any additional information.

Sincerely,

Darryl C. Lattimore, PE
President

04/06/22 BCC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

GILES ST/MESA VERDE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400020 (UC-18-0454)-ABC PARADISE, LLC:

USE PERMIT SECOND EXTENSION OF TIME for a proposed multiple family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced front setback; **2)** increase height; and **3)** reduced height/setback ratio adjacent to single family residential use.

DESIGN REVIEW for a multiple family residential development on 5.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Giles Street and the south side of Mesa Verde Lane within Enterprise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:
177-09-402-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 15 feet 9 inches where a minimum of 20 feet is required per Table 30.40-3 and Table 30.40-7 (a 22% reduction).
2. Increase building height to 60 feet (64 feet 7 inches was previously notified) where a maximum of 50 feet is permitted per Table 30.40-3 and Table 30.40-7 (a 20% increase (a 29% increase was previously notified)).
3. Reduce the height/setback ratio adjacent to a single family residential use to the east to 35 feet 9 inches where a minimum of 136 feet 4 inches is required per Figure 30.56-10 (a 74% reduction).

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7950 Giles Street
- Site Acreage: 5
- Number of Units: 243
- Density (du/ac): 48.2
- Project Type: Multiple family residential development
- Number of Stories: 4 (multiple family buildings)/5 (parking garage)

- Building Height (feet): Up to 60
- Square Feet: 338,787 (multiple family buildings)/135,469 (parking garage)
- Open Space Required/Provided (square feet): 24,000/66,077
- Parking Required/Provided: 400/411

Site Plans

The plans show a proposed multiple family residential development consisting of 243 units for an overall density of 48.2 dwelling units per acre. The development consists of 2 buildings with a parking garage located between the buildings. The north building is located 20 feet from the north (corner side) property line, 17 feet from the west (front) property line, and 35 feet 9 inches from the east (rear) property line. The south building is located 59 feet 10 inches from the south (interior side) property line, 15 feet 9 inches from the west (front) property line, and 37 feet from the east (rear) property line. Access to the site is via 2 driveways from Giles Street (1 being egress only) and 1 driveway from Mesa Verde Lane. A total of 411 parking spaces are provided where 400 parking spaces are required. Internal circulation within the project consists of 24 foot wide drive aisles. Open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas which include swimming pools.

Landscaping

A 15 foot to 20 foot wide landscape area with a detached sidewalk is shown along Giles Street and Mesa Verde Lane. The perimeter landscaping along the east property lines include trees 20 feet on center behind a 6 foot high block wall per Figure 30.64-11. The landscape palette consists of Shoestring Acacia, Chinese Pistache, Mexican Fan Palm, Mediterranean Fan Palm, Crape Myrtle, Japanese Blueberry, Holly Oak, and Bottle trees, and various shrubs and groundcover. A total of 66,077 square feet of open space is provided throughout the site which includes 2 courtyards with pools at the center of each building.

Elevations

The plans depict 2, four story, 60 foot high multiple family residential buildings constructed of painted stucco, stone veneer, painted metal rails, and concrete tile roofing. The main roof ridge line is approximately 54 feet but a number of architectural towers on the buildings increase the height of the buildings to approximately 58 feet. The building height would be a maximum of 60 feet at the garage elevator tower. Balconies associated with individual units are shown on all sides of the buildings. Additionally, the fourth floor shows a leasing office, clubhouse, and outdoor terrace.

Floor Plans

The plans show a mix of 1 and 2 bedroom units consisting of 148, one bedroom units and 95, two bedroom units. The residential units are between 751 square feet and 1,482 square feet in area.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-21-900167 (UC-18-0454):

Current Planning

- Until December 19, 2021 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-18-0454:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Increase box trees to 36 inches on all sides of property.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The northern driveway on Giles Street shall be for egress only;
- Applicant shall install appropriate signage indicating that the northern driveway on Giles Street is for exit only.
- 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment

(AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the FAA 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 that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

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 #0347-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that this site is part of a larger development area to the south (UC-0061-17) and recently submitted applications on the property to the east for an R-3 multiple family development. The developer is in the process of getting a High Impact Project (HIP) and needs additional time to coordinate development.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-21-900167 (UC-18-0454)	Administrative extension of time for a multiple family residential development, setbacks, height, and reduced parking	Approved by ZA	February 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0454	Multiple family residential, setbacks, height, and reduced parking	Approved by BCC	December 2018
VS-0062-17	Vacated government patent easements on parcels 177-09-401-008, 177-09-401-011, 177-09-401-015, & 177-09-401-020, right-of-way being Santoli Avenue, and a 5 foot wide portion of a right-of-way being Giles Street	Approved by BCC	April 2017
UC-0917-05	Condominium development with increased building height; and a waiver to reduce the height setback ratio adjacent to a residential use - expired	Approved by PC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	H-1	Undeveloped
South	Corridor Mixed-Use	H-1	Multiple family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped & single family residential
West	Entertainment Mixed-Use	H-1	Undeveloped

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. There have been no studies submitted and no requests for grading or building permits. In addition, if this project is incorporated into a larger overall development, the design of this project may change significantly; therefore, staff cannot support an extension of time on this project.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until December 19, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ABC PARADISE, LLC

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



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

6A

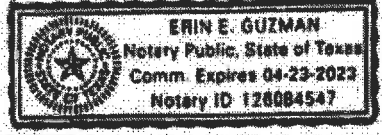
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (CO) <input type="checkbox"/> NONCONFORMING (NCO) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WVS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ANNEXATION REQUEST (AR) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <small>ADT-21-0018(UC-10-04M)</small> <small>(ORIGINAL APPLICATION 2)</small> <input type="checkbox"/> APPLICATION REVIEW (AR) <small>(ORIGINAL APPLICATION 2)</small>	STAFF APP. NUMBER: <u>ET-22-400020</u> DATE FILED: <u>2-7-2022</u> PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3-9-2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4-6-2022</u> FEE: <u>\$900</u>
	PROPERTY OWNER NAME: <u>ABC Paradise, LLC</u> ADDRESS: <u>1603 LBJ Fwy, Ste 800</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75234</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>N/A</u>
	APPLICANT NAME: <u>ABC Paradise, LLC</u> ADDRESS: <u>1603 LBJ Fwy, Ste 800</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75234</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>N/A</u> REF CONTACT ID #: <u>N/A</u>
	RESPONSENT NAME: <u>Kempster Crowell - Tony Calais</u> ADDRESS: <u>1690 Festival Plaza Dr. #050</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-782-7000</u> CELL: <u>702-782-7048</u> E-MAIL: <u>ekempster@krcw.com</u> REF CONTACT ID #: <u>184674</u>

ASSESSOR'S PARCEL NUMBER(S): 177-09-402-006
 PROPERTY ADDRESS and/or CROSS STREETS: Windmill/Glize
 PROJECT DESCRIPTION: Extension of time for a approved multi-family development

I, We/Us the undersigned owner 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 make 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 approvals 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/Us 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.

R. Neil Crouch R. Neil Crouch
 Property Owner (Signature) Property Owner (Print)

STATE OF Texas
 COUNTY OF Dallas
 SUBSCRIBED AND SWORN before me on December 21, 2021 (DATE)
 by R. Neil Crouch
 MY NOTARY PUBLIC: Erin E. Guzman



*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.

Rev. 12/02/21

APR-21-101655

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
ajc@kac.com
702.693.4215

December 21, 2021

VIA UPLOAD

Clark County
Department of Planning
500 S. Grand Central Parkway, 3rd Floor
Las Vegas, Nevada 89106

**PLANNER
COPY**

Re: *Extension of Time Request for ADET-21-900167 (UC-18-0454)*
177-09-402-006

To Whom It May Concern:


Our Firm represents the Applicant in the above-referenced matter. The Applicant is seeking a two year extension of time. By way of background, this Site along with the properties to the immediate south (APNs: 177-09-401-008, 011, 015, & 020; ET-20-400115 (UC-0061-17); which expires on 4/5/22) are approved for multi-family uses. The Applicant is in the process of working with Jared Tasko on the submittal of the properties to the immediate east (APN: 177-09-402-002, 004, 005, 177-09-401-009, 012, 016, 017, 021, 022, and 023) for an R-3 multi-family development. Because of the prior approvals and the proposed approvals, a HIP (High Impact Project) process is required. The traffic study for the HIP project was submitted to Public Works in September, 2021 and the request for the HIP was submitted in November, 2021.

We are respectfully requesting to keep all the approvals active (or at least until the entitlements for the eastern portion works its way through the public hearing process) therefore we are asking for consideration of a two year extension of time.

We thank you in advance for your consideration. Please do not hesitate to contact Ann Pierce or me with any questions.

Sincerely,

KAEMPFER CROWELL


Anthony J. Celeste

AJC/amp

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 600
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.792.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.832.3090
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.6267

04/06/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL SUBDIVISION
(TITLE 30)

SERENE AVE/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0049-RMB REAL ESTATE, LLC:

ZONE CHANGE to reclassify 2.7 acres from an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade.

Generally located on the south side of Serene Avenue, 650 feet west of Lindell Road (alignment) within Enterprise (description on file). JJ/jt/jo (for possible action)

RELATED INFORMATION:

APN:

176-24-301-004; 176-24-314-010

WAIVER OF DEVELOPMENT STANDARDS:

Increase perimeter wall height to 12.3 feet (6.3 foot retaining wall and 6 foot screen wall) where 9 feet (3 foot retaining wall and 6 foot screen wall) is the maximum per Section 30.64.050 (a 37% increase).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 76 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 111% increase).

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.7
- Number of Lots: 10
- Density (du/ac): 3.7
- Minimum/Maximum Lot Size (square feet): 7,287/8,778
- Project Type: Single family residential subdivision

- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 2,065/2,280/2,380/2,455/2,496

Site Plan

The site plan depicts a 10 lot single family residential subdivision. Access is provided by a 48 foot wide public right-of-way that connects to Serene Avenue on the north side of the site and terminates in a cul-de-sac on the south side of the site. Five foot wide sidewalks are provided on both sides of the public right-of-way, and all of the lots take access from the new public right-of-way.

Landscaping

A 15 foot wide landscape strip is provided along Serene Avenue, which includes a 5 foot wide landscape strip, a 5 foot wide detached sidewalk, and a 5 foot wide landscape strip. One common lot with landscaping is located on the west side of the entrance to the subdivision, and a second common lot along Serene Avenue includes street landscaping for the proposed development but also extends east and includes existing street landscaping for the adjacent subdivision to the east.

Increased retaining wall heights are proposed on the east, west, and south sides of the subdivision, which requires a waiver of development standards. A 6.1 foot retaining wall with a 6 foot screen wall is proposed on the west side of the site, a 6.2 foot retaining wall with a 6 foot screen wall is proposed on the east side of the site, and a 4.4 foot retaining wall with a 6 foot screen wall is proposed on the south side of the site. The east, west, and south sides of the project are adjacent to the side and rear yards of existing single family residences.

Elevations

The 17 foot high, single story residences consist of painted stucco, pitched concrete tile roofs, building pop-outs, and architectural enhancements to the windows and doors. Each residence includes a 2 or 3 car garage.

Floor Plan

The single family residences range in size from 2,065 square feet to 2,496 square feet. Some of the residences include a separate multi-gen living option, which includes separate living quarters with both a private entrance and internal access within the residence.

Applicant's Justification

According to the applicant, the R-1 zoning will provide an appropriate transition from the R-2 zoned single family subdivisions to the north and west to the R-D zoned single family subdivision to the east and south. Both the design review to increase finished grade and the waiver of development standards to increase the height of the retaining walls are necessary due to the topography of the site, which falls approximately 8 feet from west to east. Also, the project entrance from Serene Avenue is designed to prevent storm water on Serene Avenue from entering the site. This design sets the pad elevations and results in the additional fill and retaining walls.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0049-05 (WC-0173-05)	Waiver of conditions of a zone change requiring full off-site improvements	Approved by BCC	August 2005
ZC-0049-05	Reclassified 7.5 acres to R-D zoning for a residential planned unit development	Approved by BCC	April 2005
VS-0050-05	Vacated and abandoned easements	Approved by BCC	April 2005
TM-0022-05	24 lot residential subdivision	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential

Related Applications

Application Number	Request
TM-22-500022	A tentative map for a single family residential subdivision is a companion item on this agenda.
VS-22-0050	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

**Current Planning
Zone Change**

The conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. In addition, R-1 zoning will provide an appropriate transition from the R-2 zoned single family subdivisions to the north and west to the R-D zoned single family subdivision to the east and south. This is consistent with Policy EN-1.1, which encourages compatible in-fill development that transitions from higher intensity uses. As a result, staff can support this request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards & Design Review #1

Policy 1.1.4 promotes flexible standards to encourage in-fill developments that are compatible with the surrounding area. Here, the increased retaining wall heights are necessary to develop this in-fill parcel, which is surrounded by existing single family residential subdivisions. The proposed subdivision layout and the variety of exterior elevations are harmonious with the surrounding development. Furthermore, only single story residences are proposed, which will improve privacy and aesthetics between the proposed houses and the adjacent existing single family homes. Therefore, staff can support the request with a condition for single story homes only.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference within 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 Harry Reid 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 Harry Reid 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 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;
- Single story homes only;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is 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 reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Serene Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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.

Fire Prevention Bureau

- 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 #0197-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200,
LAS VEGAS, NV 89119**

DRAFT



LAND USE APPLICATION 7A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	STAFF	STAFF
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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>ZC-22-0049</u> DATE FILED: <u>1/31/22</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/9/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/6/22</u> FEE: <u>2,200.00</u>
	PROPERTY OWNER	NAME: <u>RMB Real Estate LLC</u> ADDRESS: <u>6750 Via Austi Parkway Suite 230</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>Signature Homes</u> ADDRESS: <u>801 S. Rancho Drive Suite E-4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-671-6062</u> CELL: _____ E-MAIL: <u>rickbarron@signaturehomes.com</u> REF CONTACT ID #: _____
CORRESPONDENT	NAME: <u>Sonia Macias @ TCE</u> ADDRESS: <u>7080 La Cienega St #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-8125</u> CELL: <u>702-335-4071</u> E-MAIL: <u>smacias@tce-nv.com</u> REF CONTACT ID #: <u>170761</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-24-301-004

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

PROJECT DESCRIPTION: Conforming Zone Change RL to LN for a 10 lot subdivision

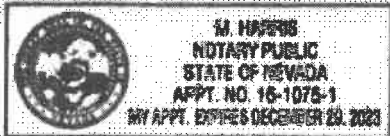
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Lisa

SUBSCRIBED AND SWORN BEFORE ME ON May 12, 2021 (DATE)
 by Patrick Vassar

NOTARY PUBLIC: Melissa Harris



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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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>ZC-22-0049</u> DATE FILED: <u>1/31/22</u> PLANNER ASSIGNED: <u>JET</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/9/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/6/22</u> FEE: <u>\$2,200.00</u>
	PROPERTY OWNER NAME: <u>Cactus Hills Estates HOA</u> ADDRESS: <u>8485 W. Sunset Rd., Ste. 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-835-6904 x2455</u> CELL: <u>702-635-2776</u> E-MAIL: <u>sunny.wilcoxen@managementtrust.com</u>
	APPLICANT NAME: <u>Signature Homes</u> ADDRESS: <u>801 S. Rancho Drive Suite E-4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-671-6062</u> CELL: _____ E-MAIL: <u>nckbarron@signaturehomes.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Sonia Macias @ TCE</u> ADDRESS: <u>7080 La Cienega St. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u> E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>

ASSESSOR'S PARCEL NUMBER(S): 176-24-314-010

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

PROJECT DESCRIPTION: Conforming line change PL to ML for a 10 lot subdivision

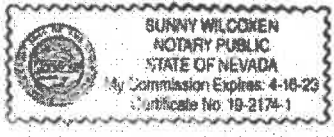
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Warren Fleet WARREN FLEET SR
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON September 2, 2021 (DATE)

By Warren Fleet
 NOTARY PUBLIC: Sunny Wilcoxen



*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.

THOMASON
CONSULTING
ENGINEERS

January 4, 2022

20-20 0044

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

**Re: Serene/Jones
Conforming Zone Change/Design Review/Waiver of Standards
APN# 176-24-301-004, 010
Project#: 273-21003**

On behalf of Signature Homes, we respectfully request your approval of a Conforming Zone Change, Design Review and Waiver of Standards for the proposed project.

The project proposes a 10 lot single family detached residential development on approximately 2.64 gross acres at a density of 3.78 dwelling units per acre within the Enterprise Land Use planning area.

Location: The proposed project is located on the south side of Serene Avenue east of Jones Boulevard within Section 24, Township 22 South, Range 60 East.

Conforming Zone Change: The site is presently zoned R-E under a master plan designation of Low-Intensity Suburban Neighborhood (LN). The proposed zoning is R-1 for the proposed 10 lot subdivision. This is an 'infill' parcel with residential development abutting on all sides. The subdivisions to the west and north are zoned R-2 under MN land use while the subdivision to the south and east is zoned R-D under LN land use. The proposed project provides an average lot size of approximately 8,330 sq. ft. to act a transition between the existing R-D and R-2 subdivisions surrounding the parcel.

Signature Homes is working with the HOA of the "Cactus Hills Estates" subdivision to obtain and incorporate the portion of the common lot (APN 176-24-314-010) that is used as a drainage easement along the common east and south property lines.

Design Review: The project proposes a 10 lot single family detached residential subdivision served by a 48' wide public street that connects to Serene Avenue on the north side of the site. The proposed subdivision provides gross (and net) lot sizes that range from approximately 7,200 to 8,700 square feet with an average lot size of approximately 8,300 square feet. The proposed project will consist of four single story homes that range in size from approximately 2,065 to 2,455 square feet and provide varying elevations at a typical height of approximately 25'. The homes each provide two car garages. The proposed homes conform to the design standards in Table 30.56-2 by providing covered porches, building pop-outs, and architectural enhancements to windows and doorways. The homes will be stucco finish with concrete tile roofs and optional finishes may be offered such as tile or stone veneer enhancements.

As required under section 30.32.040 of Title 30, the design review requests approval of an increase in the finished grade up to a maximum of 6.3'. This increase in grade is necessary in due to the existing topography of the site which falls approximately 8' from west to east across the site. The conceptual grading design of the site is intended to mitigate the requested increase in grade by utilizing the existing drainage easements on the south and east side of the property.

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129
Page 3 of 4

T THOMASON
C CONSULTING
E ENGINEERS

Waiver of Development Standards: Approval of a Waiver of Development Standards to allow a maximum 12.3' perimeter wall height (with 6' screen and 6.3' retaining wall) where 9' wall height is allowed by Title 30 section 30.64.050(a)(4). This condition occurs along the eastern portion of the site adjacent to the undeveloped commercial property.

Justification: The increase in wall height is created due to the existing topography of the site which falls from the west to the east approximately 8'. The project entrance on Serene Avenue is located at the midpoint of the project and is designed prevent storm water on Serene Avenue from entering the site. The roadway location and design criteria set the onsite pad elevations and result in the need for the additional retaining wall height.

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

Sincerely,

Thomason Consulting Engineers

John McAvoy Digitally signed by John McAvoy
Date: 2022.01.04 12:02:56 -08'00'

John McAvoy
Project Manager

EASEMENTS
(TITLE 30)

SERENE AVE/LINDELL ROAD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0050-RMB REAL ESTATE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Meranto Avenue, and between Lindell Road (alignment) and Jones Boulevard within Enterprise (description on file). JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:
176-24-301-004

LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

The plans depict a vacation and abandonment of existing 33 foot wide patent easements along the east, south, and west property lines. According to the applicant, these patent easements are no longer needed since access to the site will be provided from Serene Avenue.

Surrounding Land Use

	Planned Land Use Category		Zoning District	Existing Land Use
North & West	Mid-Intensity Neighborhood (up to 8 du/ac)	Suburban	R-2	Single family residential
South & East	Low-Intensity Neighborhood (up to 5 du/ac)	Suburban	R-D	Single family residential

Related Applications

Application Number	Request
ZC-22-0049	A zone change to reclassify the site to R-1 zoning for a single family residential subdivision is a companion item on this agenda.
TM-22-500022	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

- Right-of-way dedication to include 35 feet to the back of curb for Serene Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200, LAS VEGAS, NV 89119

1 OF 2



VACATION APPLICATION 8A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0050</u>	DATE FILED: <u>1/31/22</u>
		PLANNER ASSIGNED: <u>JCT</u>	TAB/CAC DATE: <u>3/9/22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>ENTERPRISE</u>	
<input checked="" type="checkbox"/> LEASEMENT(S)		PC MEETING DATE: _____	
<input type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: <u>4/6/22</u>	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		FEE: <u>\$875⁰⁰</u>	

PROPERTY OWNER	NAME: <u>RMB Real Estate LLC</u>
	ADDRESS: <u>6750 Via Austi Parkway Suite 230</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Signature Homes</u>
	ADDRESS: <u>801 S. Rancho Drive Suite E-4</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-671-6062</u> CELL: _____
	E-MAIL: <u>rickbarron@signaturehomes.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Sonia Macias @ TCE</u>
	ADDRESS: <u>7080 La Cienega St. #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u>
	E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>

ASSESSOR'S PARCEL NUMBER(S): 176-24-301-004

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

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.

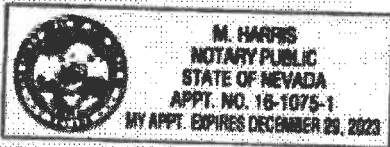
[Handwritten Signature]

Property Owner (Signature)

Patrick Vassar

Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Nevada/Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 12, 2021 (DATE)
 By Patrick Vassar
 NOTARY PUBLIC: Melissa Harris



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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0050</u>	DATE FILED: <u>1/31/22</u>
		PLANNER ASSIGNED: <u>JUT</u>	TAB/CAC DATE: <u>3/9/22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>E-SERPRIS</u>	
<input checked="" type="checkbox"/> LEASEMENT(S)		PC MEETING DATE: _____	
<input type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: <u>4/6/22</u>	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		FEE: <u>\$875⁰⁰</u>	

PROPERTY OWNER	NAME: <u>Cactus Hills Estates HOA</u>
	ADDRESS: <u>8485 W. Sunset Rd., Ste. 100</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-835-6904 x2455</u>
	CELL: <u>702-635-2776</u>
	E-MAIL: <u>sunny.wilcoxen@managementtrust.com</u>

APPLICANT	NAME: <u>Signature Homes</u>
	ADDRESS: <u>801 S. Rancho Drive Suite E-4</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-671-6062</u>
	CELL: _____
	E-MAIL: <u>rickbarron@signaturehomes.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Sonia Macias @ TCE</u>
	ADDRESS: <u>7080 La Cienega St. #200</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-932-6125</u>
	CELL: <u>702-336-4071</u>
	E-MAIL: <u>smacias@tce-lv.com</u>
	REF CONTACT ID #: <u>170761</u>

ASSESSOR'S PARCEL NUMBER(S): 176-24-314-010

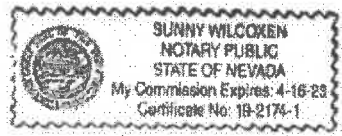
PROPERTY ADDRESS and/or CROSS STREETS: Serene Ave. / Jones Blvd

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.

Warren Reed Sr
Property Owner (Signature)*

WARREN E. REED SR
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON September 2, 2021 (DATE)
By Warren Reed
NOTARY PUBLIC: Sunny Wilcoxen



*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.

T THOMASON
C CONSULTING
E ENGINEERS

January 4, 2022

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

VS-22-0050

**Re: Chieftain/Serene 2.5
Vacation of Patent Easement
APN# 176-19-601-020
Project#: 273-21004**

On behalf of Signature Homes, we respectfully request your approval of the vacation of patent easement.

Location: The proposed project is located at the northeast corner of Serene Avenue and Chieftain Street within Section 19, Township 22 South, Range 60 East.

Justification: This vacation is submitted as a companion item in support of the proposed subdivision located northeast corner of Serene Avenue and Chieftain Street. We are requesting the vacation of the existing 33' patent easements along the east, south, and western as they are un-needed as the primary access is taken off of Chieftain Avenue.

The patent easement along the northern boundary will be contained within the proposed 35-ft right-of-way and will remain.

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

Sincerely,

John McAvoy

Digitally signed by John McAvoy
Date: 2022.01.04 12:04:16 -08'00'

John McAvoy
Project Manager

7080 La Cienega Street #200
Las Vegas, NV 89119
Phone (702) 932-6125 • Fax (702) 932-6129
Page 3 of 3

04/06/22 BCC AGENDA SHEET

SERENE & JONES
(TITLE 30)

SERENE AVE/LINDELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500022-RMB REAL ESTATE, LLC:

TENTATIVE MAP consisting of 10 single family residential lots and common lots on 2.7 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Serene Avenue, 650 feet west of Lindell Road (alignment) within Enterprise. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:
176-24-301-004; 176-24-314-010

LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.7
- Number of Lots: 10
- Density (du/ac): 3.7
- Minimum/Maximum Lot Size (square feet): 7,287/8,778
- Project Type: Single family residential subdivision

The plan depicts a 10 lot single family residential subdivision. Access is provided by a 48 foot wide public right-of-way that connects to Serene Avenue on the north side of the site and terminates in a cul-de-sac on the south side of the site. Five foot wide sidewalks are provided on both sides of the public right-of-way, and all of the lots take access from the new public right-of-way.

A 15 foot wide landscape strip is provided along Serene Avenue, which includes a 5 foot wide landscape strip, a 5 foot wide detached sidewalk, and a 5 foot wide landscape strip. One common lot with landscaping is located on the west side of the entrance to the subdivision, and a second common lot along Serene Avenue includes street landscaping for the proposed development but also extends east and includes existing street landscaping for the adjacent subdivision to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0049-05 (WC-0173-05)	Waiver of conditions of a zone change requiring full off-site improvements	Approved by BCC	August 2005
ZC-0049-05	Reclassified 7.5 acres to R-D zoning for a residential planned unit development	Approved by BCC	April 2005
VS-0050-05	Vacated and abandoned easements	Approved by BCC	April 2005
TM-0022-05	24 lot residential subdivision	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential

Related Applications

Application Number	Request
ZC-22-0049	A zone change to reclassify the site to R-1 zoning for a single family residential subdivision is a companion item on this agenda.
VS-22-0050	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid 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 Harry Reid 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 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 must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 5 feet to the back of curb for Serene Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- 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 advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0197-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200,
LAS VEGAS, NV 89119**

DRAFT



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-22-500022</u> DATE FILED: <u>1/31/22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JOT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/9/22</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>4/6/22</u> FEE: <u>750⁰⁰</u>

PROPERTY OWNER	NAME: <u>RMB Real Estate LLC</u> ADDRESS: <u>6750 Via Austi Parkway Suite 230</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Signature Homes</u> ADDRESS: <u>801 S. Rancho Drive Suite E-4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-671-8062</u> CELL: _____ E-MAIL: <u>rickbarron@signaturehomes.com</u> REF CONTACT ID #: _____
------------------	--

CORRESPONDENT	NAME: <u>Sonia Macias @ TCE</u> ADDRESS: <u>7080 La Cienega St. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u> E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-24-301-004

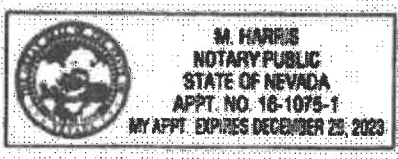
PROPERTY ADDRESS and/or CROSS STREETS: Serene Ave. / Jones Blvd

TENTATIVE MAP NAME: Serene Homes

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.

Patrick Vassar
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 13, 2021 (DATE)
 by Patrick Vassar
 NOTARY PUBLIC: Melissa Harris



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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500022</u>	DATE FILED: <u>1/31/22</u>
		PLANNER ASSIGNED: <u>JWT</u>	TAB/CAC DATE: <u>3/9/22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u> </u>	
		BCC MEETING DATE: <u>4/6/22</u>	
		FEE: <u>750⁰⁰</u>	

PROPERTY OWNER	NAME: <u>Cactus Hills Estates HOA</u>
	ADDRESS: <u>8485 W. Sunset Rd., Ste. 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-835-6904</u> CELL: <u>702-635-2776</u>
	E-MAIL: <u>sunny.wilcoxen@managementtrust.com</u>

APPLICANT	NAME: <u>Signature Homes</u>
	ADDRESS: <u>801 S. Rancho Drive Suite E-4</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-671-6062</u> CELL: <u> </u>
	E-MAIL: <u>nickbarron@signaturehomes.com</u> REF CONTACT ID #: <u> </u>

CORRESPONDENT	NAME: <u>Sonia Macias @ TCE</u>
	ADDRESS: <u>7080 La Cienega St. #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u>
	E-MAIL: <u>smacias@tce-tv.com</u> REF CONTACT ID #: <u>170761</u>

ASSESSOR'S PARCEL NUMBER(S): 176-24-314-010

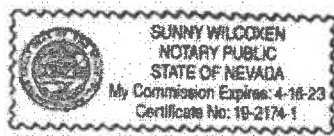
PROPERTY ADDRESS and/or CROSS STREETS: Serene Ave. / Jones Blvd

TENTATIVE MAP NAME: Serene Jones

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Roll(s) 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.

Warren F. Reed Property Owner (Signature)* WARREN F. REED SR. Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON September 2, 2021 (DATE)
By Warren Reed
NOTARY PUBLIC: Sunny Wilcoxon



*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.

SINGLE FAMILY
RESIDENTIAL SUBDIVISION
(TITLE 30)

TEE PEE LN/BIG PARK AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0052-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:

ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative yard setbacks; and 2) reduce street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade.

Generally located on the east side of Tee Pee Lane (alignment) and the south side of Big Park Avenue (alignment) within Enterprise (description on file). JJ/jojo (For possible action)

RELATED INFORMATION:

APN:

176-19-701-013; 176-19-801-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative residential yard setbacks where setbacks are determined per Figure 30.56-5.
2. Reduce street intersection off-set from Big Park Avenue to Marchmont Road to 70 feet where 125 feet is the minimum per Section 30.52.052 (a 44% decrease).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 50 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 39% increase).

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 39

- Density (du/ac): 7.8
- Minimum/Maximum Gross & Net Lot Size (square feet): 3,500/7,042
- Project Type: Single family residential subdivision
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,052/2,150/2,300

Site Plan

The site plan depicts a single family residential subdivision with 48 foot wide public streets. Five foot wide sidewalks are provided on both sides of the streets. Access to the subdivision is provided by 2 roads that intersect with Tee Pee Lane on the west side of the site, and the internal street network includes a north/south street that terminates in stub streets at the north and south sides of the site. Most of the lots take access from the internal public streets; however 4 lots take access directly from Tee Pee Lane on the west side of the site.

Two waivers of development standards are included with this application. First, alternative yard setbacks are necessary for a centrally located lot, which will receive access from the side of the lot. In this case the east side of the parcel, which is adjacent to an internal public street, will be considered the side yard instead of the front yard. A second waiver of development standards is necessary to reduce the street intersection off-set between the northern street (Marchmont Road) and Big Park Avenue.

Landscaping

Six foot wide landscape strips are provided along the sides of the lots adjacent to Tee Pee Lane, excluding the 4 lots that face directly onto Tee Pee Lane.

Elevations

The 2 story homes extend up to 26 feet to the peak of the pitched concrete tile roofs. Exterior materials include painted stucco, stone veneer accents, faux shutters, and stucco pop-outs.

Floor Plans

Three floor plans are provided, which range in size from 2,052 square feet to 2,300 square feet. Each home includes a 2 car garage.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the conforming zone change and the proposed single family residential development are compatible with the surrounding R-2 zoned single family subdivisions. Although the immediately adjacent parcels are undeveloped, the site is nearby existing R-2 zoned single family residential subdivisions to the north, northwest, west, south, and southeast. The design review for increased finished grade is necessary due to the topography of the site, which includes a natural wash. Increasing the finished grade will allow for proper drainage.

Furthermore, the applicant indicates that the waivers of development standards will not create any negative impacts. Reducing the intersection off-set is appropriate since Big Park Avenue terminates at Tee Pee Lane and traffic will be minimal. Also, the reduced intersection off-set will allow for 2 access points for the subdivision, which provides better circulation. Finally, the applicant indicates that the alternative yard setbacks for a single lot will be off-set by the large backyard on the same parcel.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
South & East	Open Lands	R-E	Undeveloped

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

Related Applications

Application Number	Request
TM-22-500023	A tentative map for a single family residential subdivision is a companion item on this agenda.
VS-22-0053	A vacation and abandonment for government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning Zone Change

The proposed conforming zone change is within the range of residential densities anticipated for the site by the Master Plan. In addition, the R-2 zoning is consistent with surrounding R-2 zoned single family subdivisions in the area. As a result, staff can support the request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff does not anticipate any negative impacts from the proposed alternative yard setbacks. The subject lot is over twice as big in area as other parcels in the subdivision (7,042 square feet

versus 3,500 square feet). As a result, the lot will include a large rear and large side yard. Therefore, staff can support the request.

Design Review #1

Policy EN-1.1 in the Master Plan encourages contiguous and uniform neighborhoods and compatible in-fill developments. Here, the proposed subdivision includes the same zoning and similar lot sizes to the surrounding residential subdivisions. In addition, the proposed single family residences include several floor plans and alternative elevations with harmonious aesthetics. This helps create a contiguous and uniform neighborhood through compatible in-fill developments. As a result, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction of street intersection off-set between Big Park Avenue and Marchmont Road. The volume of traffic seen by the 39 lot subdivision will be minimal. With additional common elements adjacent to the entry streets, visibility will be improved for those entering the site. Two access points to the subdivision have been provided, further reducing the potential of stacking and conflicts in the right-of-way.

Design Review #2

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

Staff Recommendation Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- 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

waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Tee Pee Lane.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- 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 #0076-2022 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

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



LAND USE APPLICATION 10A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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>ZC-22-0052</u> DATE FILED: <u>2/3/22</u> PLANNER ASSIGNED: <u>JOT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/9/22</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>4/6/22</u> FEE: <u>2,200</u>
	PROPERTY OWNER NAME: <u>2008 Ruiz Family Trust Dated February 15, 2006</u> ADDRESS: <u>2925 Tropicbird Drive</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89084</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Holden Development Company, LLC</u> ADDRESS: <u>10161 Park Run Drive, Suite 160</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>(702) 580-4700</u> CELL: <u>n/a</u> E-MAIL: <u>danielholden@cox.net</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell - Liz Olson</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>EOlson@kcnvlaw.com</u> REF CONTACT ID #: <u> </u>

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-013

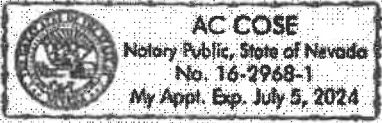
PROPERTY ADDRESS and/or CROSS STREETS: NEC Tee Pee Lane and Richmar Avenue

PROJECT DESCRIPTION: Single Family Development

(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.

Juan A Ruiz JUAN A RUIZ
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON August 11th, 2021 (DATE)
 BY JUAN A. RUIZ
 ROTARY PUBLIC: [Signature]



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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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>ZC-22-0052</u> DATE FILED: <u>2/3/22</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/9/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/6/22</u> FEE: <u>\$2,200</u>
	PROPERTY OWNER NAME: <u>Robert T. Cuva</u> ADDRESS: <u>4009 Snead Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89107</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Holden Development Company, LLC</u> ADDRESS: <u>10181 Park Run Drive, Suite 150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>(702) 580-4700</u> CELL: <u>n/a</u> E-MAIL: <u>danielholden@cox.net</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell - Liz Olson</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>EOlson@kcmvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-19-801-003

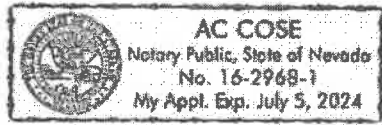
PROPERTY ADDRESS and/or CROSS STREETS: SEC Tee Pee Lane and Richmar Avenue

PROJECT DESCRIPTION: _____

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

Robert Cuva ROBERT CUVA
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 10th, 2021 (DATE)
 By ROBERT THOMAS CUVA
 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.

**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ELISABETH E. OLSON
eolson@kcrlaw.com
702.792.7000

January 3, 2022

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8345 West Sunset Road
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Fax: 702.792.7181

RENO OFFICE
5566 Kielzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3582

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89701
Tel: 775.854.9300
Fax: 775.882.0257

VIA ONLINE SUBMITTAL

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

**Re: Justification Letter – Conforming Zone Change, Design Review and Waiver
Holden Development Company, LLC
APN: 176-19-701-013 and 176-19-801-003**

To Whom It May Concern:

This firm represents Holden Development Company, LLC (the "Applicant") in the above-referenced matter. The property is located on approximately 5.10 acres on the southeast corner of Big Park Avenue and Tee Pee Lane. The property is more particularly described as Assessor's Parcel Numbers 176-19-701-013 and 176-19-801-003 (the "Property"). The Applicant is requesting a conforming zone change from R-E to R-2 for a 39 lot single family subdivision.

The Property has an underlying master plan of Mid-Intensity Suburban Residential (MN). R-2 zoning is a permitted and conforming zoning district under MN. The immediate area consists of existing R-2 single family development with similar lot sizes making the requested zone change harmonious and compatible with the area.

The Applicant is proposing a total of 39 lots for a density of 7.65 lots per acre. Lot sizes for the proposed development range in size from 3,500 square feet to 7,042 square feet to meet R-2 standards. Access to the Property is from two points along Tee Pee Lane with internal sidewalks on both sides of the streets. The required landscaping is also provided along Tee Pee Lane.

The homes will be two story with a maximum height of 26-feet comprised of painted stucco, decorative stone veneer and various architectural enhancements such as shutters and wall accents. The home sizes range from 2,052 square feet to 2,300 square feet with two car garages.

The Applicant is also requesting a design review for increased grade of up to 4.1-feet where 18-inches is permitted. Based on the natural topography of the Property and the wash that runs through the southern parcel, additional fill is required for development and necessary to provide appropriate drainage.

Finally, the Applicant is requesting two waivers. First, to allow for a reduced street intersection off-set of 70.3-feet from Marchmont Road to Big Park Avenue. This waiver will allow for two access points rather than having one access point in the center of the Property, providing for better circulation. Traffic at this intersection will also be minimal and slower as Big Park terminates at Tee Pee Lane.

Second, a waiver to allow for alternative yard setbacks on Lot 35. This lot is oriented in such a way that the front door will be facing what is considered the side yard per the Code. The request is internal to the Property and will not negatively impact the surrounding area. The lot will also allow for a large backyard due to the overall length of the lot.

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

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Elisabeth E. Olson

04/06/22 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

TEE PEE LN/BIG PARK AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0053-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Tee Pee Lane and Fort Apache Road, and between Big Park Avenue (alignment) and Gary Avenue within Enterprise. JJ/t/jo (For possible action)

RELATED INFORMATION:

APN:

176-19-701-013; 176-19-801-003

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The site plan indicates patent easements surrounding each parcel to be vacated. These easements are 33 feet wide along the northern, eastern, and southern portions of each parcel. In addition, 3 foot wide easements are located along the western boundary of each parcel. According to the applicant, the easements are no longer necessary for access and should be vacated.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
South & East	Open Lands	R-E	Undeveloped

Related Applications

Application Number	Request
ZC-22-0052	A zone change to reclassify the site to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
TM-22-500023	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

- Right-of-way dedication to include 30 feet for Tee Pee Lane;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 11A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0053</u>	DATE FILED: <u>2/3/22</u>
		PLANNER ASSIGNED: <u>JET</u>	TAB/CAC DATE: <u>3/9/22</u>
		TAB/CAC: <u>E-TERPSE</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>4/6/22</u>	
		FEE: <u>87.00</u>	

PROPERTY OWNER	NAME: <u>2005 Ruiz Family Trust Dated February 15, 2006</u>
	ADDRESS: <u>2925 Tropicbird Drive</u>
	CITY: <u>North Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89084</u>
	TELEPHONE: <u>n/a</u>
	CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u>

APPLICANT	NAME: <u>Holden Development Company, LLC</u>
	ADDRESS: <u>10161 Park Run Drive, Suite 150</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89145</u>
	TELEPHONE: <u>(702) 580-4700</u>
	CELL: <u>n/a</u>
	E-MAIL: <u>danielholden@cox.net</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Liz Olson</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89135</u>
	TELEPHONE: <u>(702) 792-7000</u>
	CELL: <u>n/a</u>
	E-MAIL: <u>EOlson@kcnvlaw.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-013

PROPERTY ADDRESS and/or CROSS STREETS: NEC Tee Pee Lane and Richmar Avenue

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

Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON August 11th, 2021 (DATE)
 By Juan A. Ruiz
 NOTARY PUBLIC:

Property Owner (Print)

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

2 OF 2



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0053</u>	DATE FILED: <u>2/3/22</u>
		PLANNER ASSIGNED: <u>JLT</u>	TAB/CAC DATE: <u>3/9/22</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>—</u>	
		BCC MEETING DATE: <u>4/6/22</u>	
		FEE: <u>\$875⁰⁰</u>	

PROPERTY OWNER	NAME: <u>Robert T. Cuva</u>
	ADDRESS: <u>4009 Sneed Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89107</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u>

APPLICANT	NAME: <u>Holden Development Company, LLC</u>
	ADDRESS: <u>10161 Park Run Drive, Suite 150</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u>
	TELEPHONE: <u>(702) 580-4700</u> CELL: <u>n/a</u>
	E-MAIL: <u>danielholden@cox.net</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Liz Olson</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
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	E-MAIL: <u>EOlson@kcnvlaw.com</u> REF CONTACT ID #: _____

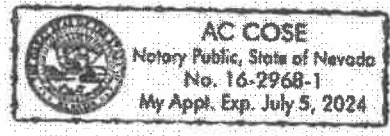
ASSESSOR'S PARCEL NUMBER(S): 176-19-801-003

PROPERTY ADDRESS and/or CROSS STREETS: SEC Tee Pee Lane and Richmar Avenue

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

Robert Cuva
 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON August 10th, 2022 (DATE)
 By ROBERT THOMAS CUVA
 NOTARY PUBLIC: [Signature]

ROBERT CUVA
 Property Owner (Print)



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



January 3, 2022

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

**RE: Vacation - Justification Letter for Tee Pee Big Park
(APN: 176-19-701-013 & 176-19-801-003)**

Clark County Planning Staff,

On behalf of Holden Development Company, LLC, we are respectfully submitting the attached Vacation application for the above referenced parcel numbers located at the Southeast corner of Tee Pee Lane and Big Park Avenue.

We are respectfully requesting to vacate patent easements that are no longer required due to the proposed single-family development that is a companion item to this vacation.

Vacation of Patent Easements

We are respectfully requesting to vacate all the patent easements located on APN 176-19-701-013 (Patent #1209777 OR: 900813:00160) & APN 176-19-801-003 (Patent #1208551 OR: 264:213647). Excepting therefrom the proposed right-of-way for Tee Pee Lane per the proposed single-family development.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact us.

Sincerely,

The WLB Group

3663 E. Sunset Road #204 Las Vegas, NV 89120 - T 702-458-2551 - F 702-434-0491

04/06/22 BCC AGENDA SHEET

TEE PEE & BIG PARK
(TITLE 30)

TEE PEE LN/BIG PARK AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500023-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:

TENTATIVE MAP consisting of 39 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Tee Pee Lane (alignment) and the south side of Big Park Avenue (alignment) within Enterprise. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:
176-19-701-013; 176-19-801-003

LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 39
- Density (du/ac): 7.8
- Minimum/Maximum Gross & Net Lot Size (square feet): 3,500/7,042
- Project Type: Single family residential subdivision

The plan depicts a single family residential subdivision with 48 foot wide public streets. Five foot wide sidewalks are provided on both sides of the streets. Access to the subdivision is provided by 2 roads that intersect with Tee Pee Lane on the west side of the site, and the internal street network includes a north/south street that terminates in stub streets at the north and south sides of the site. Most of the lots take access from the internal public streets; however, 4 lots take access directly from Tee Pee Lane on the west side of the site.

Six foot wide landscape strips are provided along the sides of the lots adjacent to Tee Pee Lane, excluding the 4 lots that face directly onto Tee Pee Lane.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	Open Lands	R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-22-0052	A zone change to reclassify the site to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
VS-22-0053	A vacation and abandonment for government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, 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;
- Full off-site improvements;

- Right-of-way dedication to include 30 feet for Tee Pee Lane.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Fire Prevention Bureau

- 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 #0076-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

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



TENTATIVE MAP APPLICATION 12A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500023</u>	DATE FILED: <u>2/2/22</u>
		PLANNER ASSIGNED: <u>JCT</u>	TAB/CAC DATE: <u>3/9/22</u>
TENTATIVE MAP (TM)		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>4/6/22</u>	
		FEE: <u>750⁰⁰</u>	

PROPERTY OWNER	NAME: <u>2005 Ruiz Family Trust Dated February 15, 2006</u>
	ADDRESS: <u>2925 Tropicbird Drive</u>
	CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89084</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u>

APPLICANT	NAME: <u>Holden Development Company, LLC</u>
	ADDRESS: <u>10161 Park Run Drive, Suite 150</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u>
	TELEPHONE: <u>(702) 580-4700</u> CELL: <u>n/a</u>
	E-MAIL: <u>danielholden@cox.net</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Liz Olson</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 850</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>(702) 792-7000</u> CELL: <u>n/a</u>
	E-MAIL: <u>EOlson@kcmvaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-013

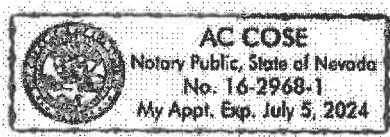
PROPERTY ADDRESS and/or CROSS STREETS: NEC Tee Pee Lane and Richmar Avenue

TENTATIVE MAP NAME: Tee Pee ~~BLK~~ PARK

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.

Juan A. Ruiz Property Owner (Signature)*
JUAN A. RUIZ Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME IN August 11th, 2022 (DATE)
 By JUAN A. RUIZ
 NOTARY PUBLIC: _____



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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500023</u>	DATE FILED: <u>2/3/22</u>
TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JCT</u>	TAB/CAC DATE: <u>3/9/22</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>4/6/22</u>	
		FEE: <u>\$750⁰⁰</u>	

PROPERTY OWNER	NAME: <u>Robert T. Cuva</u>
	ADDRESS: <u>4009 Sneed Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89107</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u>

APPLICANT	NAME: <u>Holden Development Company, LLC</u>
	ADDRESS: <u>10161 Park Run Drive, Suite 150</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u>
	TELEPHONE: <u>(702) 580-4700</u> CELL: <u>n/a</u>
	E-MAIL: <u>danielholden@cox.net</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Liz Olson</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>(702) 792-7000</u> CELL: <u>n/a</u>
	E-MAIL: <u>EOlson@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-19-801-003

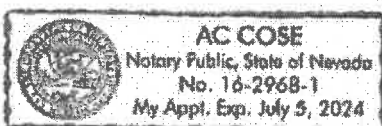
PROPERTY ADDRESS and/or CROSS STREETS: SEC Tee Pee Lane and Richmar Avenue

TENTATIVE MAP NAME: Tee Pee BIG PARK

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

Robert Cuva _____ ROBERT CUVA _____
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON August 10th, 2021 (DATE)
 By ROBERT TAMAR CUVA
 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.



January 3, 2022

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

RE: Tentative Map - Hold Letter

TM 22-500023

Clark County Planning Staff,

On behalf of Holden Development Company, LLC, The WLB Group respectfully submits the attached Hold Letter for the submitted Tentative Map. This Tentative Map is being submitted concurrently with companion applications. Therefore, we request the Tentative Map be heard at the same meeting dates as the Conforming Zone Change and Vacation applications.

We are hopeful that the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact us.

Sincerely,

The WLB Group

3663 E. Sunset Road #204 Las Vegas, NV 89120 - T 702-458-2551 - F 702-434-0491

04/06/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

RICHMAR AVE/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-400018 (NZN-0045-17)-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

WAIVER OF CONDITIONS of a zone change requiring full off-site improvements in conjunction with a previously approved zone change to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone for a residential planned unit development (PUD).

Generally located on the northwest corner of Richmar Avenue and Lindell Road within Enterprise. JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:

176-24-302-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 6 (R-D PUD portion)
- Density (du/ac): 1.8 (R-D PUD portion)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 22.5
- Square Feet: 2,830 to 3,479

History & Request

The west portion of the project site, consisting of 2.5 acres and located at the northwest corner of Lindell Road and Richmar Avenue, was previously reclassified to an R-D zoning district via NZC-0045-17 by the Board of County Commissioners (BCC) in September 2017. A first extension of time for the nonconforming zone change, ET-20-400139 (NZN-0045-17), was subsequently approved by the BCC in January 2021 requiring a completion date of September 6,

2023. The nonconforming zone change was approved for residential planned unit development (PUD) consisting of 6 lots. The BCC imposed a condition on NZC-0045-17 requiring “full off-site improvements” along Lindell Road and Richmar Avenue for the planned unit development. The east portion of the project site, consisting of 7.5 acres and located at the northeast corner of Lindell Road and Richmar Avenue, remains as an R-E zoning district. This portion of the development consists of 12 single family residential lots. The applicant is requesting to waive the condition requiring full off-site improvements for NZC-0045-17.

Site Plan

APN 176-24-302-001 (Northwest corner of Richmar Avenue and Lindell Road):

The plans depict a single family residential development consisting of 6 lots on 2.5 acres with a density of 1.8 dwelling units per acre located on the western portion of the project site. This portion of the project site was previously approved as a PUD via NZC-0045-17 and will remain as such. The minimum and maximum gross lot sizes are 10,843 square feet and 21,595 square feet, respectively. The minimum and maximum net lot sizes are 8,441 square feet and 18,011 square feet, respectively. Per the previous condition of approval for NZC-0045-17, a rear yard setback of 40 feet from the property lines for the southern Lots, 3 through 6, adjacent to Richmar Avenue to allow a 30 foot setback from the landscape easement and wall is provided. The table below reflects the proposed changes to the gross and net lot sizes to the previously approved 6 Lot PUD residential development.

Lot Number	Gross Lot Area (sq. ft.) Previously Approved	Proposed Gross Lot Area (sq. ft.)	Difference (sq. ft.)	Previously Approved Net Lot Area (sq. ft.)	Proposed Net Lot Area (sq. ft.)	Difference (sq. ft.)
1	21,768	21,595	-173	18,367	18,011	-356
2	21,734	21,173	-561	17,192	15,901	-1,291
3	10,863	10,843	-20	8,405	8,441	36
4	10,872	10,851	-21	8,806	8,786	-20
5	10,879	10,858	-21	8,814	8,793	-21
6	10,801	12,983	2,182	7,556	8,669	1,113

The sole means of ingress and egress to the 6 Lot residential development is via a 39 foot wide east/west private street (A Street) terminating in a previously approved hammerhead street design. A 5 foot wide attached sidewalk is located on the north side of the private street. A 5 foot wide attached decomposed granite sidewalk is located along the south boundary of the site, adjacent to Richmar Avenue. A 5 foot wide detached decomposed granite sidewalk is located along the east boundary of the site, adjacent to Lindell Road.

Landscaping

The plans depict a 15 foot wide landscape area along Lindell Road, featuring a 5 foot wide detached decomposed granite sidewalk. A 10 foot wide landscape area, located behind a 5 foot wide attached decomposed granite sidewalk, is located along the south property line of Lots 3 through 6, adjacent to Richmar Avenue. Twenty-four inch box trees, in addition to shrubs and groundcover, will be planted along the street frontage. Per the previous condition of NZC-0045-17, landscaping has been provided per Figure 30-.64-11 along the north and west property lines, Lots 1 through 3, for the west portion of the project site (APN 176-24-302-001).

Elevations

The plans depict single story model homes with multiple elevations ranging between 19 feet to 22.5 feet in height. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, stone veneer, and varying rooflines. Architectural enhancements are featured on all elevations including window fenestration, faux shutters, and stucco pop-outs.

Floor Plans

The plans depict single story model homes with multiple floor plans ranging between 2,830 square feet to 3,479 square feet. The models feature multiple bedrooms, bathroom, dining room, kitchen, study, and a great room. All models feature 3 car garages.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-0045-17:

Current Planning

- A resolution of intent to complete in 3 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Per revised plans, limited to 6 lots;
- Design review as a public hearing for significant changes to the plans;
- Single story homes only;
- Rear yard setback of 40 feet from the property lines for the southern lots adjacent to Richmar Avenue to allow a 30 foot setback from the landscape easement and wall;
- Provide landscaping per Figure 30.64-11 along the north and west property lines;
- Provide a landscape maintenance easement or CC&R's for the maintenance of the perimeter landscape area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Lindell Road, 30 feet for Richmar Avenue, and associated spandrel.
- 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 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; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD has verified sewer capacity for this project in a prior Point of Connection (POC) request, POC Tracking #000515-2016.

Applicant's Justification

The applicant states decomposed granite will be utilized in lieu of concrete sidewalks along the various public streets. In addition, the applicant is requesting to exclude the installation of streetlights along the public streets. The waiver of conditions request for off-site improvements will satisfy the request of the existing residents neighboring the proposed development to preserve the rural character of the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400139 (NZA-0045-17)	First extension of time reclassifying a 2.5 acre portion of the project site to R-D zoning	Approved by BCC	January 2021
NZA-0045-17	Reclassified a 2.5 acre portion of the project site from R-E (RNP-I) to R-D zoning for a residential planned unit development	Approved by BCC	September 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac), Low Intensity Suburban Neighborhood (up to 5 du/ac), & Open Lands	R-E (RNP-I) & R-2	Single family residential
West	Low Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential

Related Applications

Application Number	Request
WS-22-0070	A waiver of development standards to increase wall height and waive off-site improvements in conjunction with a single family residential development is a companion item on this agenda.
TM-22-500027	A tentative map for 18 single family residential lots is a companion item on this agenda.
VS-22-0071	A vacation and abandonment for easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff cannot support the request to not install full off-sites on Lindell Road, Meranto Avenue, Mohawk Street, and Richmar Avenue when there are full improvements proposed on Richmar Avenue and Lindell Road south of the subject site. Historical events have demonstrated how important off-site improvements are for drainage control. Full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Additionally, the proposed decomposed granite path will not comply with the ADA. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No comment.

Public Works - Development Review

- Full off-site improvements excluding streetlights and concrete sidewalks;
- Install conduit and pull boxes for streetlights;
- Execute a License and Maintenance Agreement for any non-standard improvements and decomposed granite paths within the right-of-way;

- Applicant to coordinate a contribution with Public Works for streetlights and concrete sidewalks;
- Right-of-way dedication to include 35 feet to the back of curb for Lindell Road, 30 feet for Meranto Avenue, 30 feet for Mohawk Street, 30 feet for Richmar Avenue, and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119



LAND USE APPLICATION

13A

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 (2C) <input type="checkbox"/> NONCONFORMING (N2C) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>NZC-0045-17</u> (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>WC-22-400018</u> DATE FILED: <u>2/4/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/9/22</u> PC MEETING DATE: <u>-</u> e 6:00 BCC MEETING DATE: <u>4/6/22 @ 9:00 AM.</u> FEE: <u>\$800.00</u>
	PROPERTY OWNER NAME: <u>Jones Ford Lindell LLC</u> ADDRESS: <u>11510 Mystic Rose Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Richmond American Homes</u> ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702) 240-5605</u> CELL: _____ E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Kimley-Horn</u> ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 623-7233</u> CELL: _____ E-MAIL: <u>cameron.hart@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-302-001

PROPERTY ADDRESS and/or CROSS STREETS: NWC Lindell Rd and W Richmar Ave

PROJECT DESCRIPTION: 10.0 acre project with 32 single-family residential units

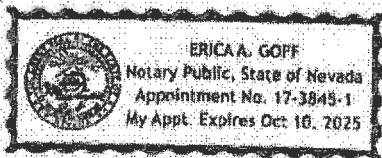
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Umer HARK
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 5, 2022 (DATE)
By: Umer HARK

NOTARY PUBLIC: Erica A Goff



*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.

Kimley»Horn

January 6, 2022

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

**RE: Lindell & Richmar
Justification Letter for Land Use Application (Waiver of Condition)
APN: 176-24-302-001 and 176-24-702-001**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the Land Use Application for a Waiver of Condition associated with NZC-0045-17. The subject project is a proposed residential subdivision located at the NWC and NEC of Lindell Road and Richmar Avenue (APN: 176-24-302-001 and 176-24-702-001). This Justification Letter is specific to APN 176-24-302-001 herein referred to as the "Site."

The approximate 2.5-acre site is currently vacant, undeveloped land zoned as Rural Estates Residential (R-E) with a Resolution of Intent for approved zoning R-D. The site falls within the Enterprise Land Use Plan Area, Community District 3/6. The site is bound by properties with existing zoning as follows:

- North: Rural Estates Residential (R-E)
- East: Rural Estates Residential (R-E)
- South: Rural Estates Residential (R-E)
- West: Suburban Estates Residential (R-D)

PLANNER
COPY

In addition to the properties, the site is bound by Richmar Avenue to the south and Lindell Road to the east.

The proposed project includes a previously approved non-conforming zone change (NZC-0045-17) on APN 176-24-302-001 from Rural Estates Residential (R-E) to Single Family Residential District (R-D), which offers an appropriate transition correlating with the surrounding zoning. The project consists of six (6) single-family residential units with a minimum gross lot area of 10,843 square feet, a maximum of 21,595 square feet and an average of 14,625 square feet. The proposed lots measure a minimum of 70-feet by 152-feet. The resulting density for the subdivision is 2.4± du/ac (gross). Access to the proposed development will be provided by a proposed driveway off Lindell Road.

Per the conditions of the NZC-0045-17 NOFA on APN 176-24-302-001, the half street frontages of Richmar Avenue and Lindell Road are to have full off-site improvements. A Waiver of Conditions is requested for the "Full off-site improvements" conditioned with the NOFA to utilize decomposed granite in lieu of concrete sidewalk and exclude streetlights as part of these offsite improvements to satisfy the request of the existing residents neighboring the proposed project to preserve the rural character of the area.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates



Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Cameron Hart, Kimley-Horn

PLANNER
COPY

EASEMENTS
(TITLE 30)

RICHMAR AVE/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0071-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Westwind Road and Mohawk Street, and between Richmar Avenue and Meranto Avenue within Enterprise (description on file). JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:

176-24-302-001; 176-24-702-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements and BLM right-of-way grants on a 10 acre site for a proposed single family residential development. A 5 foot wide patent easement and BLM right-of-way grant, with an area measuring 1,400 square feet, will be vacated along the east property line of APN 176-24-302-001 adjacent to Lindell Road. A 5 foot wide patent easement and BLM right-of-way grant, with an area measuring 2,800 square feet, will be vacated along the west property line of APN 176-24-702-001, adjacent to Lindell Road. A 15 foot wide BLM right-of-way grant, with an area measuring 4,559 square feet, will also be vacated along the west property line of APN 176-24-302-001. The applicant indicates the vacation of the easements and right-of-way grants are necessary to develop the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400139 (Nzc-0045-17)	First extension of time reclassifying a 2.5 acre portion of the project site to R-D zoning	Approved by BCC	January 2021
Nzc-0045-17	Reclassified a 2.5 acre portion of the project site from R-E (RNP-I) to R-D for a residential planned unit development	Approved by BCC	September 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac), Low Intensity Suburban Neighborhood (up to 5 du/ac), & Open Lands	R-E (RNP-I) & R-2	Single family residential
West	Low Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential

Related Applications

Application Number	Request
WS-22-0070	A waiver of development standards to increase wall height, and waive off-site improvements in conjunction with a single family residential development is a companion item on this agenda.
TM-22-500027	A tentative map for 18 single family residential lots is a companion item on this agenda.
WC-22-400018 (NZC-0045-17)	A waiver of conditions for full off-site improvements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements and right-of-way grants 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 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

- Right-of-way dedication to include 35 feet to the back of curb for Lindell Road, 30 feet for Meranto Avenue, 30 feet for Mohawk Street, 30 feet for Richmar Avenue and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

14A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>145-22-0071</u> DATE FILED: <u>2/4/22</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>INTERPRESE</u> TAB/CAC DATE: <u>3/9/22</u> PC MEETING DATE: <u>-</u> e <u>6:00</u> BCC MEETING DATE: <u>4/6/22 @ 9:00 A.M.</u> FEE: <u>\$875.00</u>
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PROPERTY OWNER	NAME: <u>Khusrow Roohani Family Trust</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-823-2300</u> CELL: <u>702-249-0777</u> E-MAIL: <u>kroohani@gmail.com</u>
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APPLICANT	NAME: <u>Richmond American Homes</u> ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702)240-5605</u> CELL: _____ E-MAIL: <u>Angela.Pinley@mdch.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Kimley-Horn</u> ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702)623-7233</u> CELL: _____ E-MAIL: <u>cameron.hart@kimley-horn.com</u> REF CONTACT ID #: _____
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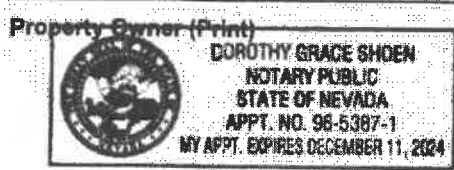
ASSESSOR'S PARCEL NUMBER(S): 176-24-702-001

PROPERTY ADDRESS and/or CROSS STREETS: NEC Lindell Rd and W Richmar Ave

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

[Signature]
 Property Owner (Signatures)*

Khusrow Roohani, Trustee



STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 23, 2021 (DATE)
 By Khusrow Roohani, Trustee
 NOTARY PUBLIC: Dorothy Grace Shoen

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VJ-22-0071</u>	DATE FILED: <u>2/4/22</u>
		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>3/9/22 @ 6:00</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>4/6/22 @ 9:00 A.M.</u>	
		FEE: <u>\$875.00</u>	

PROPERTY OWNER	NAME: <u>Jones Ford Lindell LLC</u>
	ADDRESS: <u>11510 Mystic Rose Ct</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Richmond American Homes</u>
	ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>(702)240-5605</u> CELL: _____
	E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kimley-Horn</u>
	ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702)623-7233</u> CELL: _____
	E-MAIL: <u>cameron.hart@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-302-001

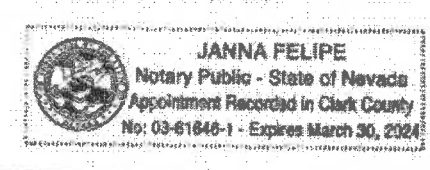
PROPERTY ADDRESS and/or CROSS STREETS: NWC Lindell Rd and W Richmar Ave

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

Umer Zahid Malik
Property Owner (Signature)*

Umer Malik
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON March 17, 2021 (DATE)
By Umer Zahid Malik
NOTARY PUBLIC: Janna Felipe



*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.

Kimley»»Horn

January 12, 2022

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

**RE: Lindell & Richmar
Justification Letter for Vacation Application
APNs: 176-24-302-001, 176-24-702-001**

PLANNER
COPY

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the Vacation Application. The subject project is a proposed residential subdivision located at the NWC and NEC of Lindell Road and Richmar Avenue (APNs: 176-24-302-001 and 176-24-702-001) herein referred to as the "Site."

A Vacation Application is being requested and processed for this project to vacate the following easements:

- Portion of the lands described in that right-of-way grant by Bureau of Land Management serial number N-80625, to the County of Clark, recorded November 1, 2006 in Book 20061101, as Instrument number 056245.
- Portion of the lands described in Bureau of Land Management patent number 27-2015-0030 in favor of County of Clark, recorded November 23, 2015 in Book 20151123, as Instrument number 02335.
- Portion of the lands described in that right-of-way grant by Bureau of Land Management serial number N-75197 to the County of Clark, recorded December 21, 2001 in Book 2011221, as Instrument number 00804.
- Portion of the lands described in Bureau of Land Management patent number 27-2015-0028 in favor of County of Clark.

The portion of right-of-way grant N-80625 is being vacated because it is no longer needed for roadway access or utility installation and will now be utilized for the proposed single-family residences. The portions of right-of-way grants 27-2015-0028, 27-2015-0030 and N-75197 are being vacated to provide a detached 5 foot DG trail and 5 feet of landscaping on both sides of the sidewalk along the Lindell Road frontage. The grants will become 30 feet of Clark County right-of-way, aligned at the proposed back of curb, upon recordation of the Final Map for the project. These easement vacations are justified by providing additional landscaping area along the public street frontages.

The Vacation Application and corresponding documents are included with this submittal for your review.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,

Kimley-Horn and Associates



Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Cameron Hart, Kimley-Horn

PLANNER
COPY

04/06/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

RICHMAR AVE/LINDELL RD.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0070-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) off-site improvements.

DESIGN REVIEWS for the following: 1) single family residential development; 2) modifications to a previously approved planned unit development (single family detached); 3) hammerhead street design; and 4) finished grade on 10.0 acres in an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone.

Generally located between Westwind Road and Mohawk Street, and between Richmar Avenue and Meranto Avenue within Enterprise. JJ/md/jo (for possible action)

RELATED INFORMATION:

APN:

176-24-302-001; 176-24-702-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a combination screen wall/retaining wall to 10.5 feet (6 foot screen wall with 4.5 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 16.7% increase).
2. Waive off-site improvements (sidewalk and streetlights) along Lindell Road, Richmar Avenue, Meranto Avenue, and Mohawk Street where required per Chapter 30.52.

DESIGN REVIEWS:

1. Single family residential development.
2. Modifications to a previously approved planned unit development (single family detached).
2. Allow a street terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawing is preferred per Section 30.56.080.
3. Increase finished grade to 66 inches where a maximum of 36 inches is the standard per Section 30.32.040 (an 83.3% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots: 6 (R-D PUD portion)/12 (R-E portion)
- Density (du/ac): 1.8 (R-D PUD portion)/1.7 (R-E portion)
- Minimum/Maximum Lot Size (square feet): 10,843/21,595 (gross - R-D PUD portion)/8,411 and 18,011 (net - R-D PUD portion)/20,194/24,455 (gross - R-E portion)/18,041/23,0373 (net - R-E portion)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 22.5
- Square Feet: 2,830 to 3,479

History & Request

The proposed single family residential development consists of a project site totaling 10 acres. The west portion of the project site, consisting of 2.5 acres and located at the northwest corner of Lindell Road and Richmar Avenue, was previously reclassified to an R-D zoning district via NZC-0045-17 by the Board of County Commissioners (BCC) in September 2017. A first extension of time for the nonconforming zone change, ET-20-400139 (NZC-0045-17), was subsequently approved by the BCC in January 2021 requiring a completion date of September 6, 2023. The nonconforming zone change was approved for residential planned unit development (PUD) consisting of 6 lots. The Notice of Final Action for the nonconforming zone change stipulated the following Current Planning conditions related to the final design of the residential development: 1) Per revised plans, limited to 6 lots; 2) Design review as a public hearing for significant changes to the plans; 3) Single story homes only; 4) Rear yard setback of 40 feet from the property lines for the southern lots adjacent to Richmar Avenue to allow a 30 foot setback from the landscape easement and wall; and 5) Provide landscaping per Figure 30.64-11 along the north and west property lines. The site plan for the previously approved PUD has been modified to accommodate the aforementioned conditions and the redesign of the subdivision, and includes the following changes: 1) The gross and net lot area of the 6 lots have either increased or decreased (reference chart within "Site Plan" description below); 2) The previously approved detached sidewalk along Richmar Avenue has been replaced with an attached, decomposed granite sidewalk; and 3) Perimeter landscaping along the north and west property lines of the development has been provided per Figure 30.64-11.

The east portion of the project site, consisting of 7.5 acres and located at the northeast corner of Lindell Road and Richmar Avenue, remains as an R-E zoning district. This portion of the development consists of 12 single family residential lots.

Site Plans

APN 176-24-302-001 (Northwest corner of Richmar Avenue and Lindell Road):

The plans depict a single family residential development consisting of 6 lots on 2.5 acres with a density of 1.8 dwelling units per acre located on the western portion of the project site. This portion of the project site was previously approved as a PUD via NZC-0045-17 and will remain as such. The minimum and maximum gross lot sizes are 10,843 square feet and 21,595 square feet, respectively. The minimum and maximum net lot sizes are 8,441 square feet and 18,011 square feet, respectively. Per the previous condition of approval for NZC-0045-17, a rear yard setback of 40 feet from the property lines for the southern Lots, 3 through 6, adjacent to Richmar Avenue to allow a 30 foot setback from the landscape easement and wall is provided. The table below reflects the proposed changes to the gross and net lot sizes to the previously approved 6 Lot PUD residential development.

Lot Number	Gross Lot Area (sq. ft.) Previously Approved	Proposed Gross Lot Area (sq. ft.)	Difference (sq. ft.)	Previously Approved Net Lot Area (sq. ft.)	Proposed Net Lot Area (sq. ft.)	Difference (sq. ft.)
1	21,768	21,595	-173	18,367	18,011	-356
2	21,734	21,173	-561	17,192	15,901	-1,291
3	10,863	10,843	-20	8,405	8,441	36
4	10,872	10,851	-21	8,806	8,786	-20
5	10,879	10,858	-21	8,814	8,793	-21
6	10,801	12,983	2,182	7,556	8,669	1,113

The sole means of ingress and egress to the 6 Lot residential development is via a 39 foot wide east/west private street (A street) terminating in a previously approved hammerhead street design. A 5 foot wide attached sidewalk is located on the north side of the private street. A 5 foot wide attached decomposed granite sidewalk is located along the south boundary of the site, adjacent to Richmar Avenue. A 5 foot wide detached decomposed granite sidewalk is located along the east boundary of the site, adjacent to Lindell Road. A waiver of development standards is required to permit a decomposed granite sidewalk in lieu of a concrete sidewalk. The waiver of development standards also requests to eliminate the requirement for the installation of streetlights along Richmar Avenue and Lindell Road. A second waiver of development standards will be required to increase the height of a combination screen wall/retaining wall to 10 feet (6 foot screen wall with 4 foot retaining wall) along the east portion of the site for Lots 2 and 6, adjacent to Lindell Road.

APN 176-24-702-001 (Northeast corner of Richmar Avenue and Lindell Road):

The plans depict a single family residential development consisting of 12 lots on 7.5 acres with a density of 1.7 dwelling units per acre located on the eastern portion of the project site. This portion of the project site is not a PUD and was not a part of NZC-0045-17. The minimum and maximum gross lot sizes are 20,194 square feet and 24,455 square feet, respectively. The minimum and maximum net lot sizes are 18,041 square feet and 23,073 square feet, respectively. Lots 7 through 11 are accessed via a 39 foot wide east/west private street (B Street) terminating in a proposed hammerhead street design, requiring a design review. A 5 foot wide attached sidewalk is located on the north side of the private street. Lots 12 through 15 front on Meranto Avenue while Lots 16 through 18 front on Mohawk Street. A 5 foot wide detached decomposed

granite sidewalk is located along the west boundary of the site, adjacent to Lindell Road. A 5 foot wide attached decomposed granite sidewalk is located along the south, north, and east boundaries of the site, adjacent to Richmar Avenue, Meranto Avenue, and Mohawk Street, respectively. A waiver of development standards is required to permit a decomposed granite sidewalk in lieu of a concrete sidewalk. The waiver of development standards also requests to eliminate the requirement for the installation of streetlights along Richmar Avenue, Lindell Road, Meranto Avenue, and Mohawk Street. A second waiver of development standards will be required to increase the height of a combination screen wall/retaining wall to 10.5 feet (6 foot screen wall with 4.5 foot retaining wall) along the east portion of the project site adjacent to Lot 9, and the south portion of the project site along the south portion of the site adjacent to Lots 7 and 8, adjacent to Richmar Avenue. A design review to increase finished grade is also requested. The largest increase to increase finished grade is located at the northwest portion of the site, at the intersection of Lindell Road and Richmar Avenue.

Landscaping

The plans depict a 15 foot wide landscape area along Lindell Road, featuring a 5 foot wide detached decomposed granite sidewalk. A 10 foot wide landscape area, located behind a 5 foot wide attached decomposed granite sidewalk, is located along the south property line of Lots 3 through 8, adjacent to Richmar Avenue, and Lot 16 adjacent to Meranto Avenue. Twenty-four inch box trees, in addition to shrubs and groundcover, will be planted along the street frontage. Per the previous condition of NZC-0045-17, landscaping has been provided per Figure 30-.64-11 along the north and west property lines, Lots 1 through 3, for the west portion of the project site (APN 176-24-302-001).

Elevations

The plans depict single story model homes with multiple elevations ranging between 19 feet to 22.5 feet in height. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, stone veneer, and varying rooflines. Architectural enhancements are featured on all elevations including window fenestration, faux shutters, and stucco pop-outs.

Floor Plans

The plans depict single story model homes with multiple floor plans ranging between 2,830 square feet to 3,479 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, study, and a great room. All models feature 3 car garages.

Applicant's Justification

The applicant is requesting to exclude streetlights and sidewalks from being installed on the off-site street frontages. The streetlights and sidewalks are requested to be excluded so the proposed development will appease the existing neighbors and blend in well with the existing developments, giving the surrounding residential area a rural character. In place of the sidewalks, an accessible decomposed granite path will be provided along the off-site street frontages. The decomposed granite path is requested to satisfy the request of the existing residents neighboring the proposed project, to provide a more accommodating surface treatment for equestrian traffic. The streetlights are requested to be excluded to satisfy the request of the existing residents neighboring the proposed project to preserve the rural character of the area. With the existing terrain of APN 176-24-302-001 featuring approximately 6 feet of fall from west to east and APN

176-24-702-001 featuring approximately 11 feet of fall in the same direction, the perimeter retaining walls along the eastern boundaries of both parcels will need to retain more than 3 feet. APN 176-24-302-001 will require a 4 foot maximum retaining wall along the Lindell Road frontage. APN 176-24-702-001 will require a 4.5 foot retaining wall along the southern and eastern property line. A maximum of 6 feet of screen wall will be placed on top of the retaining walls to provide fall protection and privacy to the lots. The lot areas for the previously approved Planned Unit Development (NZC-0045-17) were adjusted slightly to widen the private street (A Street) from 41 feet to 43 feet. The lot layout was then adjusted to accommodate the widened street section and fit the proposed floor plans within the setbacks established with the R-D (PUD) zoning application, NZC-0045-17, resulting in the modified lot sizes.

Per Code, there are 5 factors that are considered, without limitation, in the determination of the appropriateness of a hammerhead design, which included the following: 1) The number and layout of on-site parking spaces: on-street parking is provided on both sides of the local private streets as well as 2 or 3 parking spaces in each driveway, depending on floor plan chosen for the home site. The hammerhead is justified from a parking standpoint in that larger lots are provided, especially buffer Lots 1 and 2, resulting in a lower overall density, which has less demand for on-site guest parking; 2) Driveway length: the hammerhead design supports full-length, 20 foot, driveways for the proposed lots adjacent to the street termination where a cul-de-sac would otherwise reduce the driveway length to 18 feet to allow the home to fit within setbacks; 3) The number of hammerheads: 2 hammerheads are proposed for this project, 1 for each on-site street, to achieve the proposed site layout. Without the use of hammerheads, lots would have to front Richmar Avenue instead of internal private streets in order to maintain lot sizes at the proposed density due to the greater space taken up by cul-de-sacs; 4) Size of lots: all proposed lots exceed the minimum gross lot area per the zoning standards. Furthermore, Lots 1, 2, 7, and Lot 8 significantly exceed the minimum area requirements, lowering the overall density of the project. The use of cul-de-sacs would reduce the larger lot areas provided, thus justifying the use of hammerheads; and 5) Shape and other constraints of the property: due to the north-south orientation of the existing homes to the west APNs 176-24-313-012 and 176-24-313-013, proposed Lots 1 and 3 are also oriented north-south to avoid the rear yards facing the side yards of the adjacent homes. In addition, due to the orientation of the existing lots to the east APNs 176-24-701-019 & 176-24-701-020, the same condition applies to Lots 8 and 9. This condition generates the need for a hammerhead to provide access and emergency vehicle maneuverability to the lots fronting A Street west of Lindell Road and B Street east of Lindell Road. Therefore, the request is for the use of 2 private hammerheads with a length of less than 300 feet each from the adjacent intersection.

The existing terrain of the parcel features approximately 11 feet of fall across the site from west to east. The highest existing grade, at the northwest corner of the parcel is 2,421 feet and the lowest existing grade, at the furthest east corner, is 2,410 feet. With the development of the residential community, portions of the site will be filled to elevate the finished grade relative to the adjacent existing grades in order to protect the site from off-site storm water flows and maintain historical and planned drainage patterns. A maximum height of 5.5 feet of fill will be required to satisfy the design criteria for this site. The maximum finished grade on-site will be 2,428 feet and approximately 14,000 cubic yards of fill material is anticipated for this project. A

maximum height of 5.5 feet of fill; therefore, is requested for the design review to account for the highest proposed finished floor elevation relative to existing grade on-site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400139 (NZN-0045-17)	First extension of time reclassifying a 2.5 acre portion of the project site to R-D zoning	Approved by BCC	January 2021
NZN-0045-17	Reclassified a 2.5 acre portion of the project site from R-E (RNP-I) to R-D zoning for a residential planned unit development	Approved by BCC	September 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac), Low Intensity Suburban Neighborhood (up to 5 du/ac), & Open Lands	R-E (RNP-I) & R-2	Single family residential
West	Low Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential

Related Applications

Application Number	Request
TM-22-500027	A tentative map for 18 single family residential lots is a companion item on this agenda.
VS-22-0071	A vacation and abandonment for easements is a companion item on this agenda.
WC-22-400018 (NZN-0045-17)	A waiver of conditions for full off-site improvements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The increased height to the combination screen wall/retaining wall is necessary due to the topographical features of the overall project site. The increased wall height should have minimal to no impact on the surrounding land uses and properties; therefore, staff recommends approval.

Design Review #1

Architectural enhancements, including varying rooflines, are provided on all sides of the proposed residences. Staff finds that the design of the residences and the overall site comply with Policy 1.3.1 of the Master Plan which encourages the integration of varied housing models, architectural styles, streetscapes, common landscape areas, and other character-defining features that contribute to a distinct neighborhood identity. The project complies with Policy 1.3.2 that encourages a mix of housing options, both product types and unit sizes, within larger neighborhoods. The overall design of the development provides adequate vehicle and pedestrian circulation; therefore, staff recommends approval.

Design Review #2

The modifications to the 6 lot PUD, located on the western 2.5 acres of the project site, are necessary to accommodate the previously approved conditions for NZC-0045-17. The modifications to the PUD meet the intent of the original approval, and should have no impact on the surrounding land uses and properties. Therefore, staff recommends approval.

Design Review #3

Staff has no objection to the proposed hammerhead street design within the development since it is consistent with and similar to the previous approval associated with NZC-0045-17. The proposed hammerhead affects 6 lots within the R-E zoned portion of the development. The 6 lots serviced by the hammerhead street exceed both the gross and net lots sizes for the R-E zoning district; therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to not install full off-sites on Lindell Road, Meranto Avenue, Mohawk Street, and Richmar Avenue when there are full improvements proposed on Richmar Avenue and Lindell Road south of the subject site. Historical events have demonstrated how important off-site improvements are for drainage control. Full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Additionally, the proposed decomposed granite path will not comply with the ADA. Therefore, staff cannot support this request.

Design Review #4

This design review represents the maximum grade difference within 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 Harry Reid 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 Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of waiver of development standards #1 and the design reviews; denial of waiver of development standards #2.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 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 excluding streetlights and concrete sidewalks;
- Install conduit and pull boxes for streetlights;
- Execute a License and Maintenance Agreement for any non-standard improvements and decomposed granite paths within the right-of-way;
- Applicant to coordinate a contribution with Public Works for streetlights and concrete sidewalks;
- Right-of-way dedication to include 35 feet to the back of curb for Lindell Road, 30 feet for Meranto Avenue, 30 feet for Mohawk Street, 30 feet for Richmar Avenue, and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights,

and traffic control; and that 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

15A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-22-0070</u> DATE FILED: <u>2/4/22</u></p> <p>PLANNER ASSIGNED: <u>MND</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/9/22</u></p> <p>PC MEETING DATE: <u>---</u> e 6:00</p> <p>BCC MEETING DATE: <u>4/6/22 @ 9:00 A.M.</u></p> <p>FEE: <u>\$1,150</u></p>
	PROPERTY OWNER	<p>NAME: <u>Khusrow Roohani Family Trust</u></p> <p>ADDRESS: <u>9500 Hillwood Drive #201</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u></p> <p>TELEPHONE: <u>702-823-2300</u> CELL: <u>702-249-0777</u></p> <p>E-MAIL: <u>kroohani@gmail.com</u></p>
	APPLICANT	<p>NAME: <u>Richmond American Homes</u></p> <p>ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u></p> <p>TELEPHONE: <u>(702) 240-5605</u> CELL: _____</p> <p>E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Kimley-Horn</u></p> <p>ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>(702) 623-7233</u> CELL: _____</p> <p>E-MAIL: <u>cameron.hart@kimley-horn.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-24-702-001

PROPERTY ADDRESS and/or CROSS STREETS: NEC Lindell Rd and W Richmar Ave

PROJECT DESCRIPTION: 10.0 acre project with 32 single-family residential units, zone change to R-1

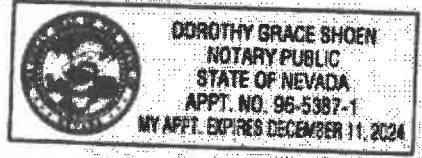
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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] Khusrow Roohani, Trustee
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 16, 2021 (DATE)
 By Khusrow Roohani, Trustee

NOTARY PUBLIC: Dorothy Grace Shoen



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity. 1 of 6



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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-22-0070</u> DATE FILED: <u>2/4/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>ENTERPRESE</u> TAB/CAC DATE: <u>3/9/22</u> PC MEETING DATE: <u>-</u> <u>e 6:00</u> BCC MEETING DATE: <u>4/6/22</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Jones Ford Lindell LLC</u> ADDRESS: <u>11510 Mystic Rose Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Richmond American Homes</u> ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702)240-5605</u> CELL: _____ E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Kimley-Horn</u> ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702)623-7233</u> CELL: _____ E-MAIL: <u>cameron.hart@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-302-001

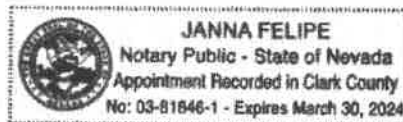
PROPERTY ADDRESS and/or CROSS STREETS: NWC Lindell Rd and W Richmar Ave

PROJECT DESCRIPTION: 10.0 acre project with 32 single-family residential units, zone change to R-1

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

Umer Zahid Malik Umer Z MALIK
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 17, 2021 (DATE)
 By Umer Zahid Malik
 NOTARY PUBLIC Janna Felipe
JANNA FELIPE



*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.



February 2, 2022

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

PLANNER
COPY

**RE: Lindell & Richmar
Justification Letter for Land Use Applications (Waiver of Development Standards and
Design Review)
APN: 176-24-302-001 and 176-24-702-001**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the Land Use Application for a Waiver of Development Standards, Waiver of Condition, Design Review, and a Vacation Application. The subject project is a proposed residential subdivision located at the NWC and NEC of Lindell Road and Richmar Avenue (APN: 176-24-302-001 and 176-24-702-001) herein referred to as the "Site."

The approximate 10.0-acre site is currently vacant, undeveloped land zoned as Rural Estates Residential (R-E). The site falls within the Enterprise Land Use Plan Area, Community District 3/6. The site is bound by properties with existing zoning as follows:

- North: Rural Estates Residential (R-E)
- East: Rural Estates Residential (R-E)
- South: Rural Estates Residential (R-E)
- West: Suburban Estates Residential (R-D)

In addition to the properties, the site is bound by Meranto Avenue to the north, Mohawk Street to the east, Richmar Avenue to the south and is bisected by Lindell Road.

The proposed project includes a previously approved non-conforming zone change (NZC-0045-17) on APN 176-24-302-001 from Rural Estates Residential (R-E) to Single Family Residential District (R-D), which offers an appropriate transition correlating with the surrounding zoning. The project consists of eighteen (18) single-family residential units (six (6) R-D, twelve (12) R-E) with a minimum gross lot area of 10,843 square feet, a maximum of 24,455 square feet and an average of 19,632 square feet. The proposed lots measure a minimum of 70-feet by 152-feet. The resulting overall density for the subdivision is 1.8± du/ac (gross). The resulting density for APN 176-24-302-001 is 2.4± du/ac (gross) and 1.6± du/ac (gross) for APN 176-24-702-001. Access to the proposed development will be provided by two proposed driveways off Lindell Road (one from each side).

Per the conditions of the NZC-0045-17 NOFA on APN 176-24-302-001, the northern and western property lines require landscaping per Figure 30.64-11 and trees will be provided every 30-feet. Per the conditions of the NZC-0045-17 NOFA the site will also include a rear yard setback of 40-feet from the property lines for the southern lots adjacent to Richmar Avenue to allow a 30-foot setback from the landscape easement and wall.

The proposed architecture for the project includes five (5) one-story plans that range in size from 2,501 square feet to 4,019 square feet. Each home will feature a two (2) or three (3) car garage, three (3) to

five (5) bedrooms, and a twenty (20) foot driveway. The proposed floor plans and elevations are included in the submittal package.

Perimeter landscaping and typical setbacks for R-D zoned and R-E zoned developments respectively will be maintained per Title 30 development standards. The proposed project will provide a minimum of 10 feet of landscape buffer behind the decomposed granite (DG) path along Richmar Avenue, Meranto Avenue and Mohawk Street. The project will also provide 10 feet of landscaping separated by a 5-foot detached DG path along Lindell Road. The proposed landscaping design will be consistent with the surrounding area and will conform with jurisdictional standards. All landscaping will comply with the approved Southern Nevada Regional Plant List.

Site improvements will comply with Clark County Title 30 Development Code for paving, landscaping, curb, gutter, underground utilities, accessibility, and positive drainage. A Waiver of Standards is being requested to exclude streetlights and sidewalks from being installed on the offsite street frontages. The streetlights and sidewalks are requested to be excluded so the proposed development will appease the existing neighbors and blend in well with the existing developments, giving the surrounding residential area a rural character. In place of the sidewalks, an accessible DG path will be provided along the offsite street frontages. Half street improvements, including DG paths, are anticipated along the Richmar Avenue, Lindell Road, Meranto Avenue and Mohawk Street frontages adjacent to the development. Full street improvements are anticipated for Lindell Road where it bisects the project Site.

A Waiver of Development Standards (off-site improvements) is being requested to utilize decomposed granite in lieu of concrete sidewalk along the pedestrian routes for Lindell Road, Richmar Avenue, Meranto Avenue and Mohawk Street. This waiver is requested to satisfy the request of the existing residents neighboring the proposed project, to provide a more accommodating surface treatment for equestrian traffic.

A Waiver of Development Standards (off-site improvements) is also being requested to exclude streetlights from being installed on Lindell Road, Richmar Avenue, Meranto Avenue and Mohawk Street. These roadways adjacent to the project site do not feature streetlights, giving the surrounding residential area a rural character. The streetlights are requested to be excluded to satisfy the request of the existing residents neighboring the proposed project to preserve the rural character of the area.

A Waiver of Development Standards is being requested for proposed retaining walls greater than the maximum height of three (3) feet. With the existing terrain of APN 176-24-302-001 featuring approximately six (6) feet of fall from west to east and APN 176-24-702-001 featuring approximately eleven feet of fall in the same direction, the perimeter retaining walls along the eastern boundaries of both parcels will need to retain more than three (3) feet. APN 176-24-302-001 will require a four (4) foot maximum retaining wall along the Lindell Road frontage. APN 176-24-702-001 will require a four and a half (4.5) foot retaining wall along the southern and eastern property line. A maximum of six (6) feet of screen wall will be placed on top of the retaining walls to provide fall protection and privacy to the lots.

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A Design Review is requested to modify the lot sizes of the previously approved R-D (PUD) under NZC-0045-17. The lots sizes of lots 1-6 are requested to be modified per the table provided below.

Lot Number	Previously approved gross lot area (square feet)	Proposed gross lot area (square feet)	Difference (square feet)	Previously approved net lot area (square feet)	Proposed net lot area (square feet)	Difference (square feet)
1	21,768	21,595	-173	18,367	18,011	-356
2	21,734	21,173	-561	17,192	15,901	-1,291
3	10,863	10,843	-20	8,405	8,441	+36
4	10,872	10,851	-21	8,806	8,786	-20
5	10,879	10,858	-21	8,814	8,793	-21
6	10,801	12,983	+2,182	7,556	8,669	+1,143

The lot areas were adjusted slightly to widen the private street ("A" Street) from forty-one (41) feet to forty-three (43) feet. The lot layout was then adjusted to accommodate the widened street section and fit the proposed floor plans within the setbacks established with the R-D (PUD) zoning application, NZC-0045-17, resulting in the modified lot sizes.

A Design Review is also being requested for another modification to the previously approved R-D (PUD) under NZC-0045-17, to revise the detached sidewalk to an attached alignment along the Richmar Avenue frontage for APN 176-24-302-001. The sidewalk is proposed to be a decomposed granite (DG) path in-lieu of concrete in accordance with the Waiver of Standards herein. This request is made to keep the alignment consistent with the attached path on the east side of Lindell Road adjacent to the frontage for APN 176-24-702-001. The ten (10) feet of landscaping per the previously approved zoning application will be maintained with all landscaping now being located behind the path. The attached alignment will also allow the path to align with the existing sidewalk west of the project.

A Design Review is requested to utilize a "hammerhead" street termination for the two onsite streets per section 30.56.080(o). Per code, there are five (5) factors that are considered, without limitation, in the determination of the appropriateness of a hammerhead design. Those factors are listed below with corresponding justification:

1. The number and layout of on-site parking spaces

On-street parking is provided on both sides of the local private streets as well as 2 or 3 parking spaces in each driveway, depending on floor plan chosen for the home site. The hammerhead is justified from a parking standpoint in that larger lots are provided, especially buffer lots 1 and 2, resulting in a lower overall density, which has less demand for on-site guest parking.

2. Driveway length

The hammerhead design supports full-length, twenty-foot, driveways for the proposed lots adjacent to the street termination where a cul-de-sac would otherwise reduce the driveway length to eighteen (18) feet to allow the home to fit within setbacks.

3. The number of hammerheads

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Two (2) hammerheads are proposed for this project, one for each onsite street, to achieve the proposed site layout. Without the use of hammerheads, lots would have to front Richmar Avenue instead of internal private streets in order to maintain lot sizes at the proposed density due to the greater space taken up by cul-de-sacs.

4. Size of lots

All proposed lots exceed the minimum gross lot area per the zoning standards. Furthermore, lots 1, 2, 7 and 8 significantly exceed the minimum area requirements, lowering the overall density of the project. The use of cul-de-sacs would reduce the larger lot areas provided, thus justifying the use of hammerheads.

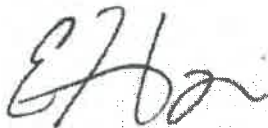
5. Shape and other constraints of the property

Due to the north-south orientation of the existing homes to the west (APNs: 176-24-313-012 and 013), proposed lots 1 and 3 are also oriented north-south to avoid the rear yards facing the side yards of the adjacent homes. In addition, due to the orientation of the existing lots to the east (APNs: 176-24-701-019 & 020), the same condition applies to lots 8 and 9. This condition generates the need for a hammerhead to provide access and emergency vehicle maneuverability to the lots fronting "A" Street west of Lindell Road and "B" Street east of Lindell. Therefore, the request is for the use two private hammerheads with a length of less than 300' each from the adjacent intersection.

A Design Review is also being requested for proposed fill over thirty-six (36) inches over APN 176-24-702-001. The existing terrain of the parcel features approximately 11 feet of fall across the site from west to east. The highest existing grade, at the northwest corner of the parcel is 2421' and the lowest existing grade, at the furthest east corner, is 2410'. With the development of the residential community, portions of the site will be filled to elevate the finished grade relative to the adjacent existing grades in order to protect the site from offsite storm water flows and maintain historical and planned drainage patterns. A maximum height of 5.5 feet of fill will be required to satisfy the design criteria for this site. The maximum finished grade onsite will be 2426' and approximately 14,000 cubic yards of fill material is anticipated for this project. A maximum height of 5.5 feet of fill, therefore, is requested for the Design Review to account for the highest proposed finished floor elevation relative to existing grade onsite.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates



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Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada

04/06/22 BCC AGENDA SHEET

LINDELL & RICHMAR
(TITLE 30)

RICHMAR AVE/LINDELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500027-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW
TRS:

TENTATIVE MAP consisting of 18 single family residential lots and common lots on 10.0 acres in an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone.

Generally located between Westwind Road and Mohawk Street, and between Richmar Avenue and Meranto Avenue within Enterprise. JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:
176-24-302-001; 176-24-702-001

LAND USE PLAN:
ENTERPRISE - RANCH/ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description

General Summary:

- Site Address: N/A
- Site Acreage: 10
- Number of Lots: 6 (R-D PUD portion)/12 (R-E portion)
- Density (du/ac): 1.8 (R-D PUD portion)/1.7 (R-E portion)
- Minimum/Maximum Lot Size (square feet): 10,843/21,595 (gross - R-D PUD portion)/8,411 and 18,011 (net - R-D PUD portion)/20,194/24,455 (gross - R-E portion)/18,041/23,0373 (net - R-E portion)
- Project Type: Single family residential development

APN 176-24-302-001 (Northwest corner of Richmar Avenue and Lindell Road):

The plans depict a single family residential development consisting of 6 lots on 2.5 acres with a density of 1.8 dwelling units per acre located on the western portion of the project site. This portion of the project site was previously approved as a PUD via NZC-0045-17 and will remain as such. The minimum and maximum gross lot sizes are 10,843 square feet and 21,595 square feet, respectively. The minimum and maximum net lot sizes are 8,441 square feet and 18,011 square feet, respectively. Per the previous condition of approval for NZC-0045-17, a rear yard setback of 40 feet from the property lines for the southern Lots, 3 through 6, adjacent to Richmar Avenue to allow a 30 foot setback from the landscape easement and wall is provided. The table

below reflects the proposed changes to the gross and net lot sizes to the previously approved 6 lot PUD residential development.

Lot Number	Gross Lot Area (sq. ft.) Previously Approved	Proposed Gross Lot Area (sq. ft.)	Difference (sq. ft.)	Previously Approved Net Lot Area (sq. ft.)	Proposed Net Lot Area (sq. ft.)	Difference (sq. ft.)
1	21,768	21,595	-173	18,367	18,011	-356
2	21,734	21,173	-561	17,192	15,901	-1,291
3	10,863	10,843	-20	8,405	8,441	36
4	10,872	10,851	-21	8,806	8,786	-20
5	10,879	10,858	-21	8,814	8,793	-21
6	10,801	12,983	2,182	7,556	8,669	1,113

The sole means of ingress and egress to the 6 lot residential development is via a 39 foot wide east/west private street (A Street) terminating in a previously approved hammerhead street design. A 5 foot wide attached sidewalk is located on the north side of the private street. A 5 foot wide attached decomposed granite sidewalk is located along the south boundary of the site, adjacent to Richmar Avenue. A 5 foot wide detached decomposed granite sidewalk is located along the east boundary of the site, adjacent to Lindell Road.

APN 176-24-702-001 (Northeast corner of Richmar Avenue and Lindell Road):

The plans depict a single family residential development consisting of 12 lots on 7.5 acres with a density of 1.7 dwelling units per acre located on the eastern portion of the project site. This portion of the project site is not a PUD and was not a part of NZC-0045-17. The minimum and maximum gross lot sizes are 20,194 square feet and 24,455 square feet, respectively. The minimum and maximum net lot sizes are 18,041 square feet and 23,073 square feet, respectively. Lot 7 through Lot 11 are accessed via a 39 foot wide east/west private street (B Street) terminating in a proposed hammerhead street design, requiring a design review. A 5 foot wide attached sidewalk is located on the north side of the private street. Lots 12 through 15 front on Meranto Avenue while Lots 16 through 18 front on Mohawk Street. A 5 foot wide detached decomposed granite sidewalk is located along the west boundary of the site, adjacent to Lindell Road. A 5 foot wide attached decomposed granite sidewalk is located along the south, north, and east boundaries of the site, adjacent to Richmar Avenue, Meranto Avenue, and Mohawk Street, respectively.

Landscaping

The plans depict a 15 foot wide landscape area along Lindell Road, featuring a 5 foot wide detached decomposed granite sidewalk. A 10 foot wide landscape area, located behind a 5 foot wide attached decomposed granite sidewalk, is located along the south property line of Lots 3 through 8, adjacent to Richmar Avenue, and Lot 16 adjacent to Meranto Avenue. Twenty-four inch box trees, in addition to shrubs and groundcover, will be planted along the street frontage. Per the previous condition of NZC-0045-17, landscaping has been provided per Figure 30-.64-11 along the north and west property lines, Lots 1 through 3, for the west portion of the project site (APN 176-24-302-001).

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400139 (NZA-0045-17)	First extension of time reclassifying a 2.5 acre portion of the project site to R-D zoning	Approved by BCC	January 2021
NZA-0045-17	Reclassified a 2.5 acre portion of the project site from R-E (RNP-I) to R-D zoning for a residential planned unit development	Approved by BCC	September 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Ranch Estates Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Ranch Estates Neighborhood (up to 2 du/ac), Low Intensity Suburban Neighborhood (up to 5 du/ac), & Open Lands	R-E (RNP-I) & R-2	Single family residential
West	Low Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential

Related Applications

Application Number	Request
WS-22-0070	A waiver of development standards to increase wall height and waive off-site improvements in conjunction with a single family residential development is a companion item on this agenda.
VS-22-0071	A vacation and abandonment for easements is a companion item on this agenda.
WC-22-400018 (NZA-0045-17)	A waiver of conditions for full off-site improvements 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 Harry Reid 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 Harry Reid 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 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 excluding streetlights and concrete sidewalks;
- Install conduit and pull boxes for streetlights;
- Execute a License and Maintenance Agreement for any non-standard improvements and decomposed granite paths within the right-of-way;
- Applicant to coordinate a contribution with Public Works for streetlights and concrete sidewalks;
- Right-of-way dedication to include 35 feet to the back of curb for Lindell Road, 30 feet for Meranto Avenue, 30 feet for Mohawk Street, 30 feet for Richmar Avenue, and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that 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

- Private streets shall have approved street names and suffixes;
- Street A and B are on the same alignment and shall have the same name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

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.

Fire Prevention Bureau

- 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 #0152-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

16A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500077</u>	DATE FILED: <u>2/4/22</u>
		PLANNER ASSIGNED: <u>MND</u>	TAB/CAC DATE: <u>2/9/22 @ 6:00</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>ELGER PRITF</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>4/6/22 @ 9:00 A.M.</u>	
		FEE: <u>\$750</u>	

PROPERTY OWNER	NAME: <u>Khusrow Roohani Family Trust</u>
	ADDRESS: <u>9500 Hillwood Drive #201</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-823-2300</u> CELL: <u>702-249-0777</u>
	E-MAIL: <u>kroohani@gmail.com</u>

APPLICANT	NAME: <u>Richmond American Homes</u>
	ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>(702) 240-5605</u> CELL: _____
	E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kimley-Horn</u>
	ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 623-7233</u> CELL: _____
	E-MAIL: <u>cameron.hart@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-702-001

PROPERTY ADDRESS and/or CROSS STREETS: NEC Lindell Rd and W Richmar Ave
TENTATIVE MAP NAME: Lindell and Richmar

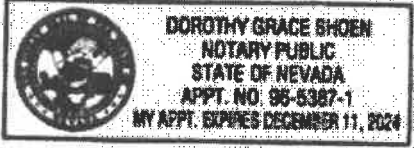
I, We, the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

	<u>Khusrow Roohani, Trustee</u>
Property Owner (Signature)*	Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 16, 2021 (DATE)
 By Khusrow Roohani, Trustee

NOTARY PUBLIC: Dorothy Grace Shoen



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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500027</u>	DATE FILED: <u>2/4/22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>MNO</u>	TABCAC DATE: <u>3/9/22 e</u>
		TABCAC: <u>ENTERPRISE</u>	6:00
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>4/6/22</u>	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>Jones Ford Lindell LLC</u>
	ADDRESS: <u>11510 Mystic Rose Ct</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Richmond American Homes</u>
	ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>(702)240-5605</u> CELL: _____
	E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kimley-Horn</u>
	ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702)623-7233</u> CELL: _____
	E-MAIL: <u>cameron.hart@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-302-001

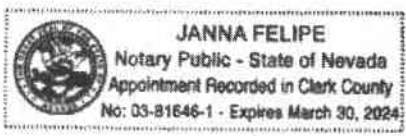
PROPERTY ADDRESS and/or CROSS STREETS: NWC Lindell Rd and W Richmar Ave

TENTATIVE MAP NAME: Lindell and Richmar

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Role 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)* Umer Z Malik Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 17, 2021 (DATE)
 By Umer Zahid Malik
 NOTARY PUBLIC: Janna Felipe Janna Felipe



*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.