



ENTERPRISE TOWN ADVISORY BOARD

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

April 27, 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 chaves70@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) 371-7991 chaves70@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, 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 April 13, 2022. (For possible action)
- IV. Approval of the Agenda for April 27, 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. **VS-22-0175-JONES MAULE AVE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Badura Avenue located between Bronco Street (alignment) and Jones Boulevard and a portion of right-of-way being Jones Boulevard located between Maule Avenue and Badura Avenue within Enterprise (description on file). MN/jgh/jo (For possible action) **05/17/22 PC**
- 2. **DR-22-0185-DOLLAR SELF STORAGE 22, LLC:**
DESIGN REVIEW for proposed signage in conjunction with a previously approved mini-warehouse facility on a 4.3 acre portion of 5.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/jor/syp (For possible action) **05/18/22 BCC**
- 3. **ET-22-400043 (WS-17-0204)-MOSAIC SEVEN, LLC:**
DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: **1)** a proposed single family residential development; and **2)** finished grade on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. JJ/bb/syp (For possible action) **05/18/22 BCC**
- 4. **VS-22-0163-PLACID INDUSTRIAL 2021, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between George Crockett Road and Arby Avenue (alignment), and between Placid Street and La Cienega Street within Enterprise (description on file). MN/lm/jo (For possible action) **05/18/22 BCC**
- 5. **WS-22-0162-PLACID INDUSTRIAL 2021, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** waive landscaping; and **3)** modified commercial driveway design.
DESIGN REVIEW for a proposed office/warehouse complex with outside storage on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Placid Street and the north side of Arby Avenue (alignment) within Enterprise. MN/lm/jo (For possible action) **05/18/22 BCC**

6. **ZC-22-0165-ELLIPSUS, LLC:**
ZONE CHANGE to reclassify 0.6 acres from an R-E (Rural Residential Estates) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMITS for the following: 1) retail as a principal use; 2) office as principal use; 3) restaurant; and 4) alcohol sales, liquor-packaged only.
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEWS for the following: 1) retail building; and 2) finished grade. Generally located on the east side of Gilespie Street, 1,300 feet north of Warm Springs Road within Enterprise (description on file). MN/bb/syp (For possible action) **05/18/22 BCC**

7. **ZC-22-0168-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:**
ZONE CHANGE to reclassify 9.9 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.
USE PERMITS for the following: 1) a residential planned unit development (PUD); 2) reduce the building setback from project perimeter; 3) reduce communication tower setback to street; and 4) communication tower separation to residential.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback from the street; and 2) reduced off-set street intersection.
DESIGN REVIEWS for the following: 1) a detached single family residential planned unit development; and 2) finished grade. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise (description on file). JJ/bb/jo (For possible action) **05/18/22 BCC**

8. **VS-22-0172-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Le Baron Avenue alignment, and between Buffalo Drive and Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action) **05/18/22 BCC**

9. **TM-22-500060-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:**
TENTATIVE MAP consisting of 30 residential lots and common lots on 9.9 acres in an R-D (Suburban Estates Residential) Zone. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise. JJ/bb/jo (For possible action) **05/18/22 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: May 11, 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>



Enterprise Town Advisory Board

April 13, 2022

MINUTES

Board Members	David Chestnut, Chair EXCUSED Tanya Behm PRESENT Justin Maffett EXCUSED	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.

Brady Bernhart Current Planning

II. Public Comment

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- None

III. Approval of Minutes for March 30, 2022 (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** Minutes as published for March 30, 2022

Motion **PASSED** (3-0)/ Unanimous

IV. Approval of Agenda for April 13, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) /Unanimous

Related applications to be heard together:

2. NZC-22-0137-RAD-FAR LTD
3. VS-22-0138-RAD-FAR LTD
4. TM-22-500045-RAD-FAR LTD

12. ZC-22-0143-LACONIC, LP
13. VS-22-0144-LACONIC, LP

14. ZC-22-0151-COUNTY OF CLARK (AVIATION)
15. VS-22-0152-COUNTY OF CLARK (AVIATION)
16. TM-22-500050-COUNTY OF CLARK(AVIATION)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - NONE

VI. Planning & Zoning

1. **TM-22-500049-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS: TENTATIVE MAP** consisting of 18 residential lots and common lots on 1.4 acres in an RUD (Residential Urban Density) Zone. Generally located 350 feet east of Decatur Boulevard approximately 300 feet south of Ford Avenue within Enterprise. JJ/md/xx (For possible action) **04/19/22 PC**

Motion by Joseph Throneberry
 Action: **APPROVE** per staff conditions
 Motion **PASSED** (3-0) /Unanimous

2. **NZC-22-0137-RAD-FAR LTD: ZONE CHANGE** to reclassify 7.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise (description on file). JJ/al/jo (For possible action) **05/03/22 PC**

Motion by Barris Kaiser
 Action: **APPROVE** per staff conditions
ADD Current Planning Conditions

- every two driveways to be adjacent where possible
- Increase fenestrations on elevations facing public roads

 Motion **PASSED** (3-0) /Unanimous

3. **VS-22-0138-RAD-FAR LTD:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Agate Avenue and Raven Avenue (alignment), and a portion of a right-of-way being Durango Drive located between Agate Avenue and Pebble Road, and a portion of Lisa Lane located between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/al/jo (For possible action) **05/03/22 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

4. **TM-22-500045-RAD-FAR LTD:**
TENTATIVE MAP consisting of 50 single family residential lots and common lots on 7.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise. JJ/al/jo (For possible action) **05/03/22 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
ADD Current Planning Conditions

- every two driveways to be adjacent where possible

Motion **PASSED** (3-0) /Unanimous

5. **NZC-22-0149-DAF HOLDING, LLC:**
ZONE CHANGE to reclassify 3.3 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** alternative street landscaping; **3)** reduce throat depth; and **4)** allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: **1)** multiple family development; and **2)** alternative parking lot landscaping on 3.5 acres in an R-5 (Apartment Residential) Zone and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway, 645 feet north of Bruner Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action) **05/03/22 PC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (2-1) /**NAY** - Throneberry

6. **UC-22-0153-4965 BLUE DIAMOND HOLDINGS, LLC:**
USE PERMITS for the following: **1)** an outside dining and drinking area; and **2)** eliminate the required minimum 48 inch wide pedestrian access around the perimeter of an outside dining area.
DESIGN REVIEW for an outside dining and drinking area in conjunction with an existing restaurant on a 1.0 acre portion of a 13.0 acre site in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road, 175 feet west of Decatur Boulevard within Enterprise. JJ/al/syp (For possible action) **05/03/22 PC**

Motion by Tanya Behm
Action: **APPROVE** per staff conditions
ADD Current Planning Condition

- Pedestrian access on south elevations

Motion **PASSED** (3-0) /Unanimous

7. **VC-22-0122-HAGHI ALI A & KERRI:**
VARIANCE to reduce the front yard setback for a pool deck and associated structures in conjunction with a proposed single family residence on 0.7 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Olympia Canyon Way, 400 feet west of Augusta Canyon Way within Enterprise. JJ/rk/syp (For possible action) **05/03/22 PC**
- Motion by Tanya Behm
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
8. **VS-22-0132-RICHMOND AMERICAN HOMES NEVADA INC:**
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Conquistador Street, and between Meranto Avenue and Iron Creek Avenue within Enterprise (description on file). JJ/lm/jo (For possible action) **05/03/22 PC**
- Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
9. **VS-22-0145-DEAN DAVID & SARAH:**
VACATE AND ABANDON easements of interest to Clark County located between Mardon Avenue and Eldorado Lane and between and Valley View Boulevard within Enterprise (description on file). MN/jor/jo (For possible action) **05/03/22 PC**
- Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
10. **WS-22-0142-D R HORTON INC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with single family residences on 0.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Oleta Avenue and east and west of Burrows Drive within Enterprise. JJ/jgh/syp (For possible action) **05/03/22 PC**
- Motion by Tanya Behm
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

11. **ET-22-400023 (UC-0061-17)-ABC PARADISE, LLC:**
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) permit a proposed multiple family residential development; and 2) increase building height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; 2) reduce side (corner) setback; 3) reduce height/setback ratio adjacent to single family residential uses; 4) allow balconies to overlook single family residential uses; and 5) reduce height/setback ratio from an arterial street (Windmill Lane).
DESIGN REVIEW for a proposed multiple family residential development on 5.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Windmill Lane and Giles Street within Enterprise. MN/jud/syp (For possible action) **05/04/22 BCC**

Motion by Joseph Throneberry
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

12. **ZC-22-0143-LACONIC, LP:**
ZONE CHANGE to reclassify 1.7 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) reduced height setback ratio; 3) reduced driveway departure distance; and 4) reduced driveway throat depth.
DESIGN REVIEWS for the following: 1) a proposed retail center; and 2) finished grade. Generally located on the north side of Cactus Avenue and the west side of Bermuda Road within Enterprise (description on file). MN/jor/jo (For possible action) **05/04/22 BCC**

Motion by Barris Kaiser
Action: **APPROVE** Zone Change
APPROVE Waivers of Development Standards
APPROVE Design Review #1
DENY Design Review #2
ADD: Current Planning Conditions

- Design Review as a public hearing for lighting and signage
- Design Review as a public hearing for significant changes to plans
- Limit operating hours to daytime hours only

APPROVE per staff conditions.
Motion **PASSED** (3-0) /Unanimous

13. **VS-22-0144-LACONIC, LP:**
VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Forest Sword Street and between Cactus Avenue and Rush Avenue (alignment) and portion of a right-of-way being Bermuda Road located between Cactus Avenue and Rush Avenue within Enterprise (description on file). MN/jor/jo (For possible action) **05/04/22 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

14. **ZC-22-0151-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 18.7 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)** increased retaining wall height; **2)** increased building height; and **3)** reduced residential driveway separation.
DESIGN REVIEWS for the following: **1)** a single family residential subdivision; and **2)** finished grade. Generally located on the east side of Pioneer Way (alignment) and the south side of Warm Springs Road within Enterprise (description on file). MN/jor/jo (For possible action) **05/04/22 BCC**

Motion by Barris Kaiser

Action: **APPROVE** Zone Change

APPROVE Waivers of Development Standards #1 and #2

APPROVE Design Reviews

DENY Waivers of Development Standard #3

ADD: Current Planning Conditions

- Increase rear and side fenestrations for elevations facing public right away

APPROVE per staff if approved

Motion **PASSED** (3-0) /Unanimous

15. **VS-22-0152-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way located between Warm Springs Road and Eldorado Lane (alignment) and between Pioneer Way (alignment) and Tenaya Way within Enterprise (description on file). MN/jor/jo (For possible action) **05/04/22 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

16. **TM-22-500050-COUNTY OF CLARK(AVIATION):**
TENTATIVE MAP consisting of 147 single family residential lots and 8 common lots on 18.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Pioneer Way (alignment) and the south side of Warm Springs Road within Enterprise. MN/jor/jo (For possible action) **05/04/22 BCC**

Motion by Barris Kaiser

Action: **DENY**

Motion **PASSED** (3-0) /Unanimous

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be April 27, 2022 at 6:00 p.m.

X. Adjournment:

Motion by Barris Kaiser

ADJOURN meeting at 9:02 p.m.

Motion **PASSED** (3-0) /Unanimous

DRAFT

05/17/22 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

BADURA AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0175-JONES MAULE AVE, LLC:

VACATE AND ABANDON a portion of a right-of-way being Badura Avenue located between Bronco Street (alignment) and Jones Boulevard and a portion of right-of-way being Jones Boulevard located between Maule Avenue and Badura Avenue within Enterprise (description on file). MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

176-02-701-016

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The subject parcel within Enterprise is located at the corner of Jones Boulevard and Badura Avenue. The public right-of-way is required to be vacated in order to provide detached sidewalks. The plans indicate 2 segments are being vacated for this request. Both measure 5 feet in width and are located along the east and south property lines of APN 176-02-701-016.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0343	Distribution center and finished grade	Approved by BCC	August 2021
ZC-20-0578	Reclassified from C-2 to M-D zoning with a design review for finished grade	Approved by BCC	February 2021
WC-20-400163 (ZC-1480-02)	Waived conditions of a zone change requiring site amenities and right-of-way dedication	Approved by BCC	February 2021
ZC-1480-02	Reclassified this site and surrounding parcels to C-2 zoning for a future development	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Undeveloped
South	Compact Neighborhood	R-2	Single family residential
East	Business Employment	M-D	Shopping center
West	Business Employment	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way to accommodate detached sidewalks.

Staff Recommendation

Approval.

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

- Comply with approved drainage study PW21-10446;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAJ SHAH

**CONTACT: WADE TAKASHIMA, CREATIVEFIT, 953 ROCK LEDGE COURT,
HENDERSON, NV 89102**

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

1A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0175</u>	DATE FILED: <u>3/22/22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JGH</u>	TAB/CAC DATE: <u>4/27/22</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>5/17/22</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Jones & Maule LLC</u>
	ADDRESS: <u>2095 N. Batavia Street</u>
	CITY: <u>Orange</u> STATE: <u>CA</u> ZIP: <u>92865</u>
	TELEPHONE: <u>714-685-7504</u> CELL: _____
	E-MAIL: <u>raj@msisurfaces.com</u>

APPLICANT	NAME: <u>Creative FIT LLC - WADE TAKASHIMA</u>
	ADDRESS: <u>953 Rock Ledge Court</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u>
	TELEPHONE: <u>702-498-4498</u> CELL: <u>702-810-3913</u>
	E-MAIL: <u>wade@creativeffinc.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>WADE TAKASHIMA</u>
	ADDRESS: <u>953 Rock Ledge Ct</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89012</u>
	TELEPHONE: <u>702-498-4498</u> CELL: <u>702-810-3913</u>
	E-MAIL: <u>WADE@CREATIVEFITINC.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-02-701-016

PROPERTY ADDRESS and/or CROSS STREETS: 7015 S. Jones Blvd, Las Vegas, NV 89118

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)*	 _____ Property Owner (Print)
--	-------------------------------------

STATE OF NEVADA
 COUNTY OF _____

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

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

**CALIFORNIA NOTARIAL CERTIFICATE
(JURAT)**

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

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 25th day of January
20 22, by Rajesh Patel, proved to me on the basis of satisfactory
evidence to be the person(s) who appeared before me.

Signature R. G. Mehta (Seal)





Vision Design Engineering LLC
PO Box 1860
Kaunakakai, HI 96748
p. 808-658-0475
e. rtakashima@visdesigneng.com

**PLANNER
COPY**

VS-22-0175

01/25/2021

Clark County Department of Comprehensive Planning / Public Works
500 S Grand Central Parkway

**Subject: MSI Surfaces – Right-of-Way Vacations along Jones Blvd and Badura Ave
Drainage Study# PW21-10446 ; Offsite# PW21-18920
APN: 176-02-701-016
Justification Letter**

The following are justifications for a 5' right-of-way vacation at Jones Blvd and a 5' right-of-way vacation at Badura Ave along the subject project's boundary:

- Title 30 – Table 30.64-2 and Figure 30.64-17 specifies a detached sidewalk when adjacent to Collector/Arterial Streets
- Notice of Final Action (reference ZC-20-0578) states that detached sidewalks will require vacation of excess right-of-way and granting necessary easements

The above reasons justify the proposed vacation of right-of-way along Jones Blvd and Badura Ave for the proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Ross Takashima".

Ross Takashima, PE

05/18/22 BCC AGENDA SHEET

SIGNAGE
(TITLE 30)

RAINBOW BLVD/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0185-DOLLAR SELF STORAGE 22, LLC:

DESIGN REVIEW for proposed signage in conjunction with a previously approved mini-warehouse facility on a 4.3 acre portion of 5.0 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/jor/syp (For possible action)

RELATED INFORMATION:

APN:

176-14-401-012 ptn

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.3 (previously approved mini-warehouse)/0.7 (previously approved convenience store with a gasoline station - not a part)
- Project Type: Proposed signage
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 3,500
- Parking Required/Provided: 14/21

History & Site Plan

NZC-18-0006 reclassified 5 acres from R-E zoning to C-1 zoning for a mini-warehouse facility. In addition, UC-19-0794 was approved for a convenience store with a gasoline station on 0.7 acre portion of the overall 5 acres. The site plan depicts a 4.3 acre portion of the subject parcel which is primarily for the previously approved mini-warehouse facility (Dollar Storage). The subject parcel is located on the northeast corner of Rainbow Boulevard and Pebble Road. The proposed mini-warehouse is located in the northwest and central area of the parcel, and the entire eastern portion of the development. NZC-18-0006 was approved subject to signage being reviewed through a design review.

The site plan shows the main access to the mini-warehouse facility (Dollar Storage) at the northwest corner of the site (along Rainbow Boulevard). The main office, Building A1 through Building A5 is located along the north property line. Building B is located along the east property line, Building C is located along the south property line, Building D is centrally located on the site (east of the convenience store), and Building E is the largest of all of the buildings and is centrally located on the site.

Per the plans, the building setbacks are as follows: the buildings along the north property line (main office and Building A1 through A5) are set back 10 feet to 30 feet from the north property line, Building B is set back 30 feet from the east property line, Building C is set back 15 feet from the south property line, Building D is set back 5 feet from the convenience store building to the west, and Building E has a minimum setback of 30 feet from the buildings on the perimeter of the site, since it is centrally located.

Signage

The applicant is proposing 4 signs within the mini-warehouse facility.

Sign A -

Sign A is a proposed freestanding sign with an overall height of 12 feet, 2 inches. The plans show that Sign A has an overall area of 122 square feet. The exterior materials include faux stone veneers, a front-lit cabinet for signage, and a full color electronic message unit (static) with an overall area of 18 square feet. Sign A is located at the northwest corner of the site, adjacent to the main entrance and is set back 10 feet from the property line to the west.

Sign B1 -

Sign B1 is located at the main office building (northwest corner of the site). The plans show that the applicant will install a wall sign (front-lit channel letters) on the west facing elevation of the main office building. Sign B1 has an overall area of 43.5 square feet.

Sign B2 -

Similarly, Sign B2 is also located at the main office building but will be installed on the north facing elevation of the building. The plans also show that the proposed wall sign (front-lit channel letters) mirror Sign B1's design, and also has an overall area of 43.5 square feet.

Sign C -

Sign C is a third proposed wall sign and will be installed at a southwest facing angle in between Building C and Building D (southwest portion of the mini-warehouse; east of the convenience store). The plans state that structural steel angle supports will span between the exterior walls of both Building C and Building D at a 45 degree angle to support the proposed wall sign. The wall sign will face in the general direction of Pebble Road and Rainbow Boulevard. The plans show that the overall area of Sign C is 84 square feet and includes illuminated channel letters on a backer pan.

Applicant's Justification

Per the applicant's justification letter, the proposed signage is compliant with Chapter 30.72 and there are no waivers being requested. Sign A is a proposed freestanding sign with an overall height of 12 feet, 2 inches where 35 feet is the maximum allowed per Title 30. The proposed LED display is 18 square feet where 100 square feet is allowed which is a reduction of 82% in allowable square footage. Furthermore, Signs B1 and B2 and proposed wall signs, that are underutilizing the allowable square footage by 82%, the combined wall signage square footage is 171 square feet where the allowable is 960 square feet. Lastly, the sign plan will be compatible in materials with the building's architecture and consistent with the brand image for Dollar Storage and will not negatively impact the surrounding neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400188 (UC-19-0794)	First extension of time for a convenience store and gasoline station with a waiver for a setback reduction, allowed an attached sidewalk, alternative driveway geometrics, and a design review for the site	Approved by BCC	February 2022
ET-21-400050 (Nzc-18-0006)	First extension of time of a nonconforming zone change to reclassify 5 acres to C-1 zoning for a mini-warehouse with alternative driveway geometrics on Rainbow Boulevard	Approved by BCC	May 2021
VS-20-0401	Vacated and abandoned easements	Approved by PC	November 2020
UC-19-0794	Allowed a convenience store with a gasoline station with waivers to reduce the separation from a residential use, allowed an attached sidewalk, and alternative driveway geometrics	Approved by BCC	January 2020
Nzc-18-0006	Reclassified the site to C-1 zoning for a mini-warehouse with alternative driveway geometrics on Rainbow Boulevard	Approved by BCC	May 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	C-P & R-E	The Goddard School & single family residential
South	Corridor Mixed-Use	C-2 & R-2	Undeveloped & single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Corridor Mixed-Use	C-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed signage is compatible in design to the mini-warehouse facility and is harmonious to the surrounding parcels. Furthermore, the proposed signage complies with Title 30 standards for proposed freestanding and wall signs. Staff recommends approval of the design review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that only static messages, not video, are permitted on the electronic message unit; 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

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STADIUM PROPERTIES, LLC

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

2A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>DR-22-0185</u> DATE FILED: <u>3/23/22</u></p> <p>PLANNER ASSIGNED: <u>JOR</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>4/27/22</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>5/18/22</u></p> <p>FEE: <u>\$675</u></p>
	PROPERTY OWNER	<p>NAME: <u>Dollar Self Storage 22, LLC</u></p> <p>ADDRESS: <u>17671 Cowan, Suite 125</u></p> <p>CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92614</u></p> <p>TELEPHONE: <u>949-783-5377</u> CELL: <u>714-305-6438</u></p> <p>E-MAIL: <u>debbiej@dollarselfstorage.com</u></p>
	APPLICANT	<p>NAME: <u>Stadium Properties, LLC</u></p> <p>ADDRESS: <u>17671 Cowan, Suite 125</u></p> <p>CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92614</u></p> <p>TELEPHONE: <u>949-783-5377</u> CELL: <u>714-305-6438</u></p> <p>E-MAIL: <u>debbiej@dollarselfstorage.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Kaempfer Crowell - Tony Celeste</u></p> <p>ADDRESS: <u>1980 Festival Plaza Drive, #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>702-782-7048</u></p> <p>E-MAIL: <u>apierce@kcrnlaw.com</u> REF CONTACT ID #: <u>164674</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-14-401-012

PROPERTY ADDRESS and/or CROSS STREETS: 8870 S. Rainbow

PROJECT DESCRIPTION: Signage and lighting for an approved mini-storage 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.

Property Owner (Signature) _____

Collin M.W. Thomson

Property Owner (Print)

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____
NOTARY PUBLIC: _____

MAR 23 2022 04:11:51

*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.

DR-22-085

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

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

 Signature of Document Signer No. 1

 Signature of Document Signer No. 2 (if any)

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

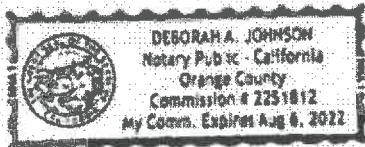
State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

on this 8 day of February, 2022
by Date Month Year

(1) Collin M. W. Thompson
(and (2) N/A)
Name(s) of Signer(s)



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

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Land Use Application

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____



To: Clark County Comprehensive Planning Dept.
500 Grand Central Pkwy
Las Vegas NV
89155

From: Mark Whitehouse
High Impact Sign and Design
820 S. Wigwam #100
Henderson, NV 89014
(702) 336-3336

DK-22-0185

February 21st, 2022

RE: *Signage Design Review – Dollar Self Storage*
Comprehensive Planning.

We request a Signage Design Review a new storage facility located at 8870 S. Rainbow Blvd. Las Vegas NV, 89139.

Enclosed please find the Sign Plan Exhibit, Sign Calculations Table and Justification Letter.

The project will have the following signage which is compliant with Clark County Title 30.72 Sign Code and there are no waivers being requested.

- Sign A – Freestanding sign, this sign is being requested at a height of 12' where 35' is the maximum which is a reduction of 70% in allowed height. The proposed LED display is 18 square feet where 100 square feet is allowed which is a reduction of 82% in allowable square footage.
- Signs B1/B2 – Wall signs, these signs all are underutilizing the allowable square footage by 80%, combined wall signage square footage = 171 square where the allowable is 960 square feet.

In closing, this Sign Plan will be compatible in materials with the building's architecture and consistent with the brand image for Dollar Storage. Additionally, the signs will not face any residentially zoned properties and will not negatively impact the surrounding neighborhood.

Should you have any questions or require additional information, please feel free to contact our office.

Thank You

Regards,

Mark Whitehouse

820 Wigwam Parkway, Ste 100
Henderson, NV 89014
(702) 736-7446 office
(702) 644-0678 fax
www.highimpactsign.com

05/18/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RICHMAR AVE/RAINBOW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400043 (WS-17-0204)-MOSAIC SEVEN, LLC:

DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) a proposed single family residential development; and 2) finished grade on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

176-22-801-017

DESIGN REVIEWS:

1. A single family residential development.
2. Increase finished grade to 72 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.5
- Number of Lots: 13
- Density (du/ac): 1.73
- Minimum/Maximum Lot Size (square feet): 20,000/24,598 (gross)/18,011/21,755 (net)
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height (feet): 28.6
- Square Feet: 2,031 to 2,574

Site Plans

The approved plans depict a proposed single family residential subdivision consisting of 13 residential lots on 7.5 acres at a density of 1.73 dwelling units per acre. Lots range from a

minimum of 18,011 square feet to a maximum of 21,755 square feet (net) and 20,000 square feet to 24,598 square feet (gross). The 4 lots located on the northwestern portion of the site will be served by a 40 foot wide private street with no sidewalks that terminates into a cul-de-sac with access to Rosanna Street. The remaining 9 lots are located on the east side of Rosanna Street. Six lots will front on and access Rosanna Street, 1 lot will front on and access Richmar Avenue, and 2 lots will front on and access Gary Avenue including a flag shaped lot. The public streets will be constructed to rural standards. Revised plans were submitted prior to the original hearing with adjustments that created larger lots so the waiver of development standards was no longer needed.

Landscaping

Street landscaping consists of 6 foot wide landscape areas in conformance with Figure 30.64-6 along Rosanna Street, Richmar Avenue, and Gary Avenue.

Elevations

The approved plans depict 3 models with heights up to 26 feet, 8 inches, consisting of 1 story models with 3 separate elevations per plans and two, 2 story models up to 28 feet, 8 inches high; however, a condition of approval was added limiting the height to 24.5 feet. Building materials consist of stucco, stone veneer, wrought iron, and tile roofing. Decorative trim and other architectural elements are shown on all elevations.

Floor Plans

The plans depict homes ranging in size from 2,031 square feet to 2,574 square feet. The various home models will include various options such as a 2-car garage, multiple bedrooms with options for dens, offices, and bathrooms.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400035 (WS-17-0204):

Current Planning

- Until February 21, 2022, to commence.
- 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 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.

Listed below are the approved conditions for WS-17-0204:

Current Planning

- Provide septic disclosure to new buyers on the affected lots;
- 24.5 feet maximum height excepting the chimney;

- Only single story homes on the 4 lots on the west side of Rosanna Street and the 1 lot at the southeast corner of Richmar Avenue and Rosanna Street.
- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Richmar Avenue, 30 feet for Gary Avenue, 30 to 60 feet for Rosanna Street and associated spandrels.
- 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the improvement plans are currently in review by Public Works and the final map mylar is prepared and ready to be submitted and reviewed. The project has been delayed allowing for the Water Reclamation District collection system capacity upgrade package to be completed, extending the gravity sewer main up Rainbow Boulevard. This upgrade will allow for all lots in this development to be served by public sewer, in lieu of the septic sewer alternative currently proposed for some of the lots.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400035 (WS-17-0204)	Extension of time for a single family residential and increased finished grade	Approved by BCC	June 2020
WS-17-0204	Single family residential development with increased finished grade	Approved by BCC	February 2018
TM-17-500041	13 single family residential lots	Approved by BCC	February 2018
VS-17-0206	Vacated and abandoned patent easements and right-of-way	Approved by BCC	February 2018
ZC-1026-05	Established the RNP-I Overlay on the subject parcels and the surrounding area	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	R-E (RNP-I) & C-1	Single family residential & undeveloped
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East	Major Development Project (Mountain's Edge) Neighborhood Commercial	C-1	Mini-warehouse facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has been processing various technical studies and improvement plans related to this site. Although the related tentative map has expired, the applicant is in the pre-review process to submit a new tentative map. Therefore, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until February 21, 2024 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Blue Diamond Railroad Channel improvement project;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: VINCENT SCHETTLER

**CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106**



LAND USE APPLICATION

3A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE



APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) WS-17-0204 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400043</u> DATE FILED: <u>3-23-2022</u> PLANNER ASSIGNED: <u>[Signature]</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>4-27-2022</u> PC MEETING DATE: <u>5-17-2022</u> BCC MEETING DATE: _____ FEE: <u>\$600</u>
	PROPERTY OWNER NAME: <u>Mosaic Seven, LLC</u> ADDRESS: <u>9930 W Flamingo Rd, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-608-6851</u> CELL: _____ E-MAIL: <u>vschettler@mosiacred.com</u>
	APPLICANT NAME: <u>Mosaic Seven, LLC</u> ADDRESS: <u>9930 W Flamingo Rd, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-608-6851</u> CELL: _____ E-MAIL: <u>vschettler@mosiacred.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>

ASSESSOR'S PARCEL NUMBER(S): 176-22-801-017

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow and Richmar


PROJECT DESCRIPTION: Request to extend waiver of standards, please see attached justification letter

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, and 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.

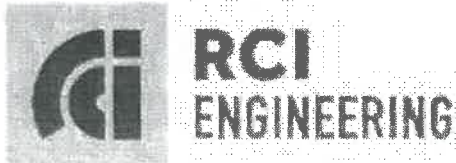


 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 4, 2022 (DATE)
 By Vincent Schettler
 NOTARY PUBLIC: Nicol Montalto


 NICOL MONTALTO
 NOTARY PUBLIC
 STATE OF NEVADA
 COUNTY OF CLARK
 No. 92-36281-1 MY APPT. EXPIRES JANUARY 22, 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.



ET-22-400043

February 14, 2022

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

**RE: Justification Letter - Rainbow and Richmar
WS-17-0204 (ET-20-400035) - Extension of Time**

On behalf of our client, Mosaic Seven LLC, we have prepared the following letter of justification in support of an extension of time for WS-17-0204, a Waiver of Standards for the Rainbow and Richmar Single Family Residential Development. This WS includes parcel 176-22-801-017.

The Improvement Plans (PW20-12100) are currently in review by Public Works and the Final Map Mylar is prepared and ready to be submitted and reviewed by the Mapping Department.

This project has been delayed allowing for the Clark County Water Reclamation District Collection System Capacity Upgrade Package 2 Project 18101B, to be completed which will extend a gravity sewer main up Rainbow Boulevard. This County project will allow for all the lots within the development to be served by Clark County Water Reclamation district in lieu of the septic sewer alternative currently proposed for a portion of the development.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2101.

Sincerely,
RCI Engineering

Christopher Thompson, P.E.
Principal

PLANNER
COPY

500 South Rancho Drive, Suite 17 - Las Vegas, NV 89106
Main 702.453.0800 www.RCINEVADA.com Fax 702.453.0801

05/18/22 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

PLACID ST/ARBY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0163-PLACID INDUSTRIAL 2021, LLC:

VACATE AND ABANDON easements of interest to Clark County located between George Crockett Road and Arby Avenue (alignment), and between Placid Street and La Cienega Street within Enterprise (description on file). MN/lm/jo (For possible action)

RELATED INFORMATION:

APN:

177-04-702-009; 177-04-702-011

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 3 foot wide patent easement located along the east property line. The applicant indicates that the easement is no longer necessary for access to the property and development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0231	Waivers for landscaping and an alternative commercial driveway for a vehicle rental facility	Denied by BCC	May 2018
WC-18-400075 (ZC-0589-07)	Waived full off-sites along Placid Street	Denied by BCC	May 2018
VS-18-0172	Vacated and abandoned patent easements and drainage easements	Approved by BCC	April 2018
NZC-0505-08 (ET-0132-10)	First extension of time to reclassify to M-D zoning for an office with laboratory and childcare center	Approved by BCC	October 2010
VS-0719-08 (ET-0129-10)	First extension of time to vacate patent easements - expired	Approved by BCC	October 2010
VS-0719-08	Vacated and abandoned patent easements - expired	Approved by BCC	September 2008

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500140-08	1 lot commercial subdivision - expired	Approved by BCC	September 2008
NZC-0505-08	Reclassified 3.5 acres to M-D zoning for an office with laboratory and child care center	Approved by BCC	August 2008
ZC-0589-07	Reclassified 1.1 acres to M-D zoning for a warehouse building with outside storage	Approved by BCC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Truck staging & parking
South	Business Employment	M-D	Office with outside storage
East	Business Employment	M-D	Office/warehouse & distribution center
West	Business Employment	C-1 & R-E	Automobile maintenance, office building, & single family residential

Related Applications

Application Number	Request
WS-22-0162	A waiver of development standards to reduce parking, landscaping, and modify commercial driveway in conjunction with a proposed office/warehouse 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 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEW WEST COMPANY

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
 - EASEMENT(S)
 - RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #): _____

DEPARTMENT USE

APP. NUMBER: VS-22-0163
 PLANNER ASSIGNED: WIN
 TAB/CAC: ENTERPRISE
 PC MEETING DATE: _____
 BCC MEETING DATE: 5/10/2022
 FEE: \$875.00

DATE FILED: 3/23/2022
 TAB/CAC DATE: 4/27/2022

PROPERTY OWNER

NAME: PLACID INDUSTRIAL 2021 LLC
 ADDRESS: 1100 GRIER DRIVE
 CITY: LAS VEGAS STATE: NV ZIP: 89119
 TELEPHONE: 702-293-9030 CELL: 702-327-9450
 E-MAIL: MIKEMANLEY@NEWWESTNV.COM

APPLICANT

NAME: NEW WEST COMPANY
 ADDRESS: 1100 GRIER DRIVE
 CITY: LAS VEGAS STATE: NV ZIP: 89119
 TELEPHONE: 702-293-9030 CELL: 702-3279450
 E-MAIL: MIKEMANLEY@NEWWESTNV.COM REF CONTACT ID #: _____

CORRESPONDENT

NAME: VTN NEVADA - KAYLA CASSELLA
 ADDRESS: 2727 SOUTH RAINBOW BOULEVARD
 CITY: LAS VEGAS STATE: NV ZIP: 89146
 TELEPHONE: 702-873-7550 CELL: _____
 E-MAIL: KAYLAC@VTNNV.COM REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-04-702-009 & 177-04-702-011

PROPERTY ADDRESS and/or CROSS STREETS: PLACID STREET & ARBY 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 _____

SUBSCRIBED AND SWORN BEFORE ME ON December 8, 2021 (DATE)

By Terry Manley

NOTARY PUBLIC:

Terry Manley
 Property Owner (Print)



TRISTYN TRELEASE
 Notary Public, State of Nevada
 No. 20-9174-01
 My Appl. Exp. Jan 8, 2024

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

VS-22-0123



January 12, 2022
W.O. 8114

Clark County
Department of Planning
550 Grand Central Parkway
Las Vegas, Nevada 89155

Attention: Planning Department

Subject: Vacation Request
APNs: 177-04-702-009 and 011

Planning Department,

On behalf of our client New West Company, VTN Nevada is requesting the approval of a Vacation of the following:
1. Patent Easements

The subject properties are located west of Placid Road and north of Arby Avenue within the Enterprise land use planning area of Clark County jurisdiction.

The applicant is requesting these vacations in order to develop the subject property as a light manufacturing facility consisting of 2 buildings at 28,490 square feet and 24,680 square feet in size.

The proposed development will have 1 access point onto the adjacent public streets.

Vacation Request

The applicant is requesting to vacate patent easements in conjunction with the proposed development as shown on the attached exhibit. The vacation of these easements coincides with the development of subject parcel as a proposed light manufacturing development. The proposed development will not utilize any of these easements as a part of the development, therefore the request is appropriate.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at (702)873-7550.

Sincerely,
VTN Nevada

Kayla Cassella
Kayla Cassella
Project Coordinator

05/18/22 BCC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

PLACID ST/ARBY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0162-PLACID INDUSTRIAL 2021, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) waive landscaping; and 3) modified commercial driveway design.

DESIGN REVIEW for a proposed office/warehouse complex with outside storage on 2.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Placid Street and the north side of Arby Avenue (alignment) within Enterprise. MN/lm/jo (For possible action)

RELATED INFORMATION:

APN:

177-04-702-009; 177-04-702-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 65 spaces where 80 spaces per Table 30.60-1 is required (an 18.7% reduction).
2.
 - a. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required.
 - b. Eliminate landscaping adjacent to a residential use where Figure 30.64-11 with 1 tree per 20 feet is required.
3. Reduce required throat depth to 18 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7065 Placid Street & 7095 Placid Street
- Site Acreage: 2.2
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height.(feet): 32
- Square Feet: 28,490 (Building A)/24,680 (Building B)
- Parking Required/Provided: 80/65

History & Request

The northerly parcel APN-177-04-702-009 was reclassified from R-E to M-D zone (ZC-0589-07) for an office warehouse building. The approved use was never constructed, and an existing residence is currently located on the parcel.

The southerly parcel APN-177-04-702-011 was reclassified from R-E to M-D zone as part of a development in conjunction with the parcel to the south for an office building with laboratory and childcare facility (NZC-0505-08). The approved use was never constructed, and the southerly portion of that request was subsequently approved for an office building with outside storage. An existing residence is also located on this site. The proposed project will remove the 2 existing single family residences and be replaced with 2 new office/warehouse buildings.

Site Plans

The plans depict 2 office warehouse buildings located along the north and south property lines with 1 shared driveway access from Placid Street. Parking is located between the buildings and east of the proposed buildings. Loading spaces are located along the south elevation of Building 1 and north elevation of Building 2, with trash enclosures located along the drive aisle between the buildings. There is a 30 foot wide paved outside storage area located on the west side of the southerly building (Building 2).

Landscaping

The plans depict a 10 foot wide landscape area adjacent to Placid Street located under an overhead power line consisting of 24 inch box small trees planted 20 feet apart with shrubbery and rock mulch. Figure 30.64-14 allows parking lot landscaping to use the perimeter/street landscaping if medium or large trees are provided. Due to the location of the overhead power lines small trees are provided along the street frontage which are allowed by the SNRPC Regional Plant list. Perimeter or street landscaping using small trees are not counted toward parking lot landscaping and no alternative landscaping is provided on the site. There are 4 parking lot landscape fingers located adjacent to the easterly parking area adjacent to the street landscaping. Trees are provided on the northerly and southerly parking locations on the east side of the buildings, on the easterly side of the parking areas, and shrubbery located adjacent to the buildings. There is no parking landscaping located within the parking areas between the buildings.

Elevations & Lighting

The plans depict 2 proposed single story 32 foot tall office/warehouse buildings constructed of concrete panels and flat roof with varying height parapet walls which screen roof mounted mechanical equipment. The elevations also show painted accents, storefront glazed entry systems, roll-up loading doors, and shielded wall mounted light fixtures.

Floor Plans

The plans depict 2 proposed office/warehouse buildings consisting of 28,490 square feet (Building A) and 24,680 square feet (Building B). Both buildings include an open warehouse with up to 5 office spaces and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development is compatible with adjacent developments and site access and circulation do not negatively impact adjacent roadways or traffic. The development will have shared use agreement for parking, access, and utilities. The elimination of landscaping between the buildings is compatible with existing surrounding developments which do not provide parking lot landscaping in similar areas. The elimination of adjacent landscaping to the residential property to the southwest is minimal and the required buffer would not be visible to the adjacent residential property. Additionally, the proposed driveway entrance to the site allows for traffic movements sufficient to result in no vehicle stacking or storage requirements. Lastly, the proposed parking lot landscaping will provide sufficient shade to the vehicles present during business hours with anticipated users having 10 or fewer employees. The reduction in parking is justified as the future uses are not anticipated to be retail and will have a low employee count. At this time, the future tenants are unknown.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0231	Waivers for landscaping and an alternative commercial driveway for a vehicle rental facility	Denied by BCC	May 2018
WC-18-400075 (ZC-0589-07)	Waived full off-sites along Placid Street	Denied by BCC	May 2018
VS-18-0172	Vacated and abandoned patent easements and drainage easements	Approved by BCC	April 2018
NZC-0505-08 (ET-0132-10)	First extension of time to reclassify to M-D zoning for an office with laboratory and child care center	Approved by BCC	October 2010
VS-0719-08 (ET-0129-10)	First extension of time to vacate patent easements	Approved by BCC	October 2010
VS-0719-08	Vacated and abandoned patent easements - expired	Approved by BCC	September 2008
FM-0140-08	1 lot commercial subdivision - expired	Approved by BCC	September 2008
NZC-0505-08	Reclassified 3.5 acres to M-D zoning for an office with laboratory and child care center	Approved by BCC	August 2008
ZC-0589-07	Reclassified 1.1 acres to M-D zoning for a warehouse building with outside storage	Approved by BCC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Truck staging & parking
South	Business Employment	M-D	Office with outside storage
East	Business Employment	M-D	Office/warehouse & distribution center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business Employment	C-1 & R-E	Automobile maintenance, office building, & single family residential

Related Applications

Application Number	Request
VS-22-0163	A vacation 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

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 finds that the proposed request to reduce parking is a self-imposed hardship due to the size of the proposed buildings on the available parcels. While there are similar site layouts in the area (examples provided by applicant: 365 Arby Avenue, 375 Arby Avenue, 7115 Bermuda Road, and 7215 Bermuda Road) those buildings are part of a larger overall office/warehouse complex (McCarran Airport Center Parcel C) that did not require a reduction in parking as the site was approved in the late 1980's and early 1990's when parking calculations required more spaces and no landscaping. Although a maximum of 4 on-street parking spaces may be available for on-street parking, a waiver still requires a reduction in parking. Additionally, by not knowing the potential users of the site, reducing the required parking may be premature. Therefore, staff is unable to support this request.

Waiver of Development Standards #2a

With continued warming from urban heat island effect, Policy 3.6.1 of the Master Plan encourages new developments through site design to provide shade to reduce heat absorption by exterior surfaces. The opportunity to provide the required parking lot landscaping is available with a new site design. While staff can appreciate the site constraint of the overhead power lines along the street frontage, by redesigning the site and reducing the square footage of the buildings, the development could provide required parking lot landscaping located outside of the overhead power lines. With the redesign, medium trees could be provided within all parking lot areas as required by Code to reduce the heat island effect of parking areas. Additionally, there

are 2 planter areas located on the easterly building faces adjacent to the easterly parking area that could provide some opportunity for taller shrubbery as a visual reprieve. Therefore, staff cannot support the request.

Waiver of Development Standards #2b

Landscaping located adjacent to residential property is required to reduce visual impact of outside storage areas which may cause adverse impacts to the neighbors, along with the bulk and mass of the proposed use. The opportunity to provide the required landscaping is available with the site design. Staff is unable to support this request.

Design Review

The proposed buildings are typical for office/warehouse construction and incorporate some exterior architectural features. The proposed area of the buildings requires significant waivers for the site design. Since staff is not supporting the waivers of development standards, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the reduction in the throat depth since it will result in stacking of vehicles into Placid Street. Additionally, the commercial site is being over built compounding the lack of throat depth. The design of the on-site circulation requires trucks to obstruct the driveway and half of the parking while attempting to access the loading docks. It is likely that trucks will back-up into the facility from the street creating an extremely dangerous condition in the right-of-way.

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

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:

- Provide shrubbery located in easterly planters adjacent to the buildings that when grown at maturity will be over 4 feet in height as described in the Southern Nevada Regional Planning Coalition Regional Plant List;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Coordinate with Traffic Management to return any County assets to Public Works;

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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and that fire/emergency access must comply with the Fire Code as amended.

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 #0318-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEW WEST COMPANY

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

DRAFT



LAND USE APPLICATION 5A

DEPARTMENT OF COMPREHENSIVE PLANNING

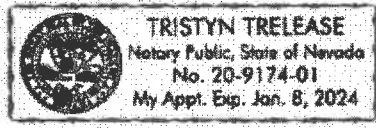
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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>WSDR-22-0162</u> DATE FILED: <u>3/23/2022</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>4/27/2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/18/2022</u> FEE: <u>\$975</u>
	PROPERTY OWNER	NAME: <u>PLACID INDUSTRIAL 2021 LLC</u> ADDRESS: <u>1100 GRIER DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-293-9030</u> CELL: <u>702-327-9450</u> E-MAIL: <u>MIKEMANLEY@NEWESTNV.COM</u>
	APPLICANT	NAME: <u>NEW WEST COMPANY</u> ADDRESS: <u>1100 GRIER DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-293-9030</u> CELL: <u>702-327-9450</u> E-MAIL: <u>MIKEMANLEY@NEWESTNV.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>VTN NEVADA - KAYLA CASSELLA</u> ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-7550</u> CELL: _____ E-MAIL: <u>KAYLAC@VTNNV.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-04-702-009 & 177-04-702-011
 PROPERTY ADDRESS and/or CROSS STREETS: PLACID STREET & ARBY AVENUE
 PROJECT DESCRIPTION: INDUSTRIAL

(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 (I 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) _____
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON December 8, 2021 (DATE)
 By Terry Mauley
 NOTARY PUBLIC: _____
 Terry Mauley
 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.



PROVIDING QUALITY PROFESSIONAL
SERVICE SINCE 1980

March 16, 2022

W.O. 8114

NS-22-0102

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155
Attention: Planning Department

Subject: Justification Letter for:
1. Design Review
2. Waiver of Development Standards

APN # 177-04-702-009 and 011

Planning Department,

On behalf of our client New West Company, we are requesting the approval of a Design Review and Waivers of Development Standards for the above referenced parcel. New West Company is proposing to develop the subject parcel of land as two light industrial buildings (28,490 SF and 24,680 SF) with an existing zoning of M-D (Designed Manufacturing District) and land use designation of BDRP - Business and Design/Research Park within the Enterprise Land Use planning area.

New West Company is requesting the approval of the following land use cases:

- a. Design Review for two Light Industrial Buildings: 28,490 SF and 24,680 SF (total 53,170 SF)
- b. Waiver of Development Standard for the following:
 - 1. To reduce the required parking (Title 30.60-1)
 - 2. To eliminate the requirement for parking landscape islands at internal parking areas (Title 30.64-14)
 - 3. To eliminate the landscape buffer requirement adjacent to less intensive use (Title 30.64.040 Figure 30.64-11)
 - 4. To reduce the required throat depth (Title 30.52.050)
 - 5. To reduce the parking lot landscaping at front (Title 30.64-14)

The proposed property is located on the west side of Placid Street and North of Arby Avenue, specifically APN 177-04-702-009 and 011. The site is currently zoned M-D (Designed Manufacturing) and is designated as BDRP - Business and Design/Research Park within the Enterprise Land Use Plan area.

The project site is bound by properties with planned land use and zoning as follows:

- South: M-D (Designed manufacturing) and BDRP - Business and Design/Research Park

Corporate Office: 2727 South Rainbow Boulevard • Las Vegas, Nevada 89146-5148 • phone 702.873.7550 • fax 702.362.2597 • www.vthnv.com

consulting engineers • planners • surveyors

- West C-1 (Local Business) and BDRP - Business and Design/Research Park
- North: M-D (Designed manufacturing) and BDRP - Business and Design/Research Park
- East: M-D (Designed manufacturing) and BDRP - Business and Design/Research Park

DESIGN REVIEW:

The applicant is requesting approval two tilt-up buildings: 28,490 SF and 24,680 SF (total 53,170 SF) building on 1.135 Acres and 1.135 Acres (2.275 Acres total). The parcels currently contain two single family residential houses. The proposed buildings will consist of a core and shell light industrial building with no interior improvements. The interior of the building will be built out to the lessee specifications in the future. The building will be constructed of painted concrete tilt-up panel walls with tinted glazing in clear anodized aluminum frames and painted metal garage access doors. The overall height of the proposed building is 32' including raised parapet areas for mechanical screening (Permitted building height is 50'-0"). The use of the building is planned for storage/warehouse and/or light manufacturing with minimal office space. The anticipated occupancy would be less than 10 employees per building based on similar uses.

Per Table 30.16-9:

1. The proposed development is compatible with adjacent development and development in the area, including buildings and structures;
2. The proposed development is consistent with the applicable land use plan, Title 30 requirements, and other regulations, plans and policies of the County;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the County;
5. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare

The proposed improvements will include new entry drive, onsite parking area, sidewalks, and landscaping.

WAIVER OF DEVELOPMENT STANDARDS:

Request # 1:

To reduce the required parking from 80 spaces to 65 spaces (reduction of 26.6%) (Title 30.60-1)

Justification:

The applicant is proposing a reduction from 80 required parking spaces to 65 parking spaces based on the use of the building and they will have a shared use agreement for parking, access, utilities, and fire protection. The use of the building is planned for storage/warehouse and/or light manufacturing with minimal office space. The anticipated occupancy would be less than 10 employees per building based on similar uses.

Site Data

Project Site:	2.27 acres (gross)
Building area:	28,490 SF and 24,680 SF (total 53,170 SF)
Parking Required:	$1.5 / 1,000sf. = (53,170 / 1,000) \times 1.5 = 79.75$ (80 Spaces) (Table 30.60-1)
Parking Provided:	65 Spaces (18.75% reduction)
Handicap Required:	3 Spaces (51-75 Spaces) (Title 30.60-5)
Handicap Provided:	4 spaces (2 Spaces per Building)
Bicycle Parking Required:	None for industrial uses less than 10 employees per building per Table 30.60-2
Bicycle Parking Provided:	4 (2 per building)
Loading Spaces Required:	3 Spaces (30,000 sf – 100,000 sf) = 2 Spaces (per building) (Title 30.60.070)
Loading Spaces Provided:	4 Spaces at 12' x 50' = 2 spaces per building (Title 30.60.070)

Request # 2:

To eliminate the Parking Lot Landscaping at Interior parking areas between the buildings (Title 30.64-14)

Justification:

The applicant is proposing to eliminate the parking lot landscaping between the buildings at internal parking areas and the related landscape islands. The elimination of the landscape in this area would be compatible with the existing surrounding developments which do not provide parking lot landscape in similar areas. Previous Town Board reviews have suggested and encouraged removing/reducing similar landscape conditions to conserve water.

Request # 3:

To eliminate landscape requirement at the Southwest corner of the site where the adjacent site is a less intensive use (Title 30.64.040 Figure 30.64-11)

Justification:

The applicant is requesting to eliminate the landscape buffer kiddy corner to the residential lot. The lot 177-04-702-011 is not adjacent to the residential lot and only share the corner property lines common to both lots. The lots to the west and south of the applicant's property are of equally intensive use. Due the existing wall at the west property and the proposed wall at the south property line any proposed landscape buffer would not be able to be viewed by the adjacent property owners. In addition, the commercial and industrial lots provide trees on the boundary of residential lot which softens the space between the uses.

Request # 4:

To reduce the required throat depth minimum from 75' to 8' on the north and 18' on the south of the driveway entrance (Title 30.52.050)

Justification:

The applicant is requesting to reduce the throat depth of the driveway entrance of the site. Per Uniform Standard Drawing 222.1 the throat depth minimum is 75' for a parking lot with 51 to 100 parking spaces. The proposed land use of the site is light industrial and not retail that would generate traffic during operating hours. The site plan allows in coming and outgoing traffic movements to make immediate turns left or right or continue straight resulting in no vehicle stacking storage requirement.

Request # 5:

To allow alternative parking lot landscaping along street frontage (Title 30.64-14)

Justification:

The applicant is requesting to allow alternative parking lot landscaping at the parking area along the street frontage, eliminating the required tree in the 5.5' planter next to the building west of the three parking spaces at the north and south of the property. Installing a tree in this area will cause damage to the building over time due to the tree spread at full maturity versus the space available. Four medium trees are being provided at the landscape fingers, one tree at both ends of the northern and southern rows of parking spaces. This will be adequate for providing shade to the vehicles present during business hours for 10 or less employees. The existing surrounding developments do not provide trees at all ends of the parking rows.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,
VTN Nevada

Kayla Cassella

Kayla Cassella

cc. Ken Nicholson, VTN
Mike Manley, New West Company

RESTAURANT AND RETAIL
(TITLE 30)

GILESPIE ST/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0165-ELLIPSUS, LLC:

ZONE CHANGE to reclassify 0.6 acres from an R-E (Rural Residential Estates) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.

USE PERMITS for the following: 1) retail as a principal use; 2) office as principal use; 3) restaurant; and 4) alcohol sales, liquor-packaged only.

WAIVER OF DEVELOPMENT STANDARDS for increased wall height.

DESIGN REVIEWS for the following: 1) retail building; and 2) finished grade.

Generally located on the east side of Gilespie Street, 1,300 feet north of Warm Springs Road within Enterprise (description on file). MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:
177-04-701-014

USE PERMITS:

1. Allow retail as a principal use in an M-D Zone.
2. Allow office as a principal use in an M-D Zone (general office uses).
3. Allow a drive-thru restaurant as a principal use in the M-D Zone.
4. Allow the retail sale of alcohol, packaged liquor in the M-D Zone.

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall height to 10 feet (5 feet retaining/5 foot screen wall) where a 9 foot wall (3 foot retaining/6 foot screen wall) is the maximum allowed per Section 30.64.050.

DESIGN REVIEWS:

1. A retail building.
2. Increased finished grade to 60 inches (5 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 66% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description
General Summary

- Site Address: 208 E. Arby Avenue
- Site Acreage: 0.6
- Number of Units: 2
- Project Type: Commercial retail
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 5,250
- Parking Required/Provided: 21/21

Site Plan

The site plan depicts a 5,250 square foot retail building on the northeast corner of a 0.6 acre parcel with access from Giles pie Street. The southern and eastern portions of the lot were public right-of-way prior to being vacated (VS-0889-03). The site will have access from Giles pie Street at the southwest corner of the lot and will be able to accommodate a drive-thru around the east and north sides of the building. Parking is located on the south and west sides of the lot. The trash enclosure is at the southeast corner of the property. The increase in grade and retaining wall is located along the southern and eastern portions of the site. The site is surrounded by the Department of Aviation property and airport parking.

Landscaping

The plan depicts a 15 foot wide landscape area between the existing attached sidewalk along Giles pie Street and the proposed parking lot. A 5.5 foot wide landscape strip is located on the south side of the property, with similar landscaping on the east and north sides of the lot. Thirty-five trees are shown on the landscape plan, along with 237 shrubs. The applicant is aware of the Southern Nevada Regional Planning Commission approved plant list.

Elevations

The elevation plans depict a building with painted stucco siding, aluminum frame windows and steel doors on the east elevation, aluminum storefront glass doors and windows on the west elevation. A painted steel canopy overhangs the front of the building on the west elevation. A small cantilevered steel canopy is located over the proposed drive-thru window on the north elevation. There are windows located on the north and south elevations of the building. A painted stucco parapet will screen rooftop mechanical equipment from view.

Floor Plan

The floor plan depicts a divided retail space on the first floor (2,030 square feet and 1,465 square feet) with entry doors on the west side of the building. The second floor is a mezzanine overlooking the first floor and divided for separate use (1,000 square feet and 755 square feet). Access to the second level is shown by interior staircases and a shared elevator.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant purchased the property as a single family residential use and is proposing to change the zoning from an R-E to M-D to facilitate future uses with a commercial and retail building. The applicant does not have a specific tenant at this time, but is proposing retail uses and a potential restaurant use for this property.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0889-03	Vacated and abandoned Arby Avenue and cul-de-sac	Approved by PC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Public Use	P-F	Department of Aviation airport parking
West	Public Use	P-F	Department of Aviation rental car facility

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 zone change from an R-E to M-D zoning on 0.6 acres in the Business Employment planned land use category is consistent with the Master Plan as a conforming zoning district. The size of this lot will necessitate the need for obtaining special use permits for many potential uses. The potential retail and restaurant uses will be compatible with the existing travel oriented, and vehicle rental parking in the immediate area. Staff recommends approval of the rezoning.

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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 future retail sales, restaurant (drive-thru), and office uses will complement the available space on this property and require specific approval of additional special use permits for other types of uses. This site has adequate access to a public street and will not create undue adverse effects to the surrounding area. Staff recommends approval of these requests.

Waiver of Development Standards

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

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The proposed height increase for the perimeter retaining walls will exceed the maximum by up to 2 feet, but will not have a negative impact to the surrounding parking lot use. Staff recommends approval of this request.

Design Review #1

The proposed commercial retail building maximizes the use of this property when considering parking requirements, landscaping, access, and other design requirements. The building could be used as a single unit or as shown with 2 units. Site circulation and access do not negatively impact neighborhood traffic or adjacent roadways. Elevations and site design are not unsightly, undesirable, or obnoxious in appearance. Staff recommends approval of the design review.

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 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.

Parcel 177-04-701-017 is owned by the Clark County Department of Aviation (CCDOA). Previously, the cul-de-sac was required to remain, while the adjacent property on parcel 177-04-701-014 was developed with a single family home, per NZC-1122-06. Applicant has demolished the residential structure and intends to develop a commercial use on its property.

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

- Applicant is advised that 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 the use permits, waiver of development standards, and design reviews must commence within 2 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;
- Coordinate with Traffic Management to return any County assets at the former intersection of Gilespie Street and Arby Avenue to Public Works.
- 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 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 shall protect in place the CCDOA owned masonry wall and landscaping, applicant shall have no further use or access to the CCDOA lot. At its sole discretion, CCDOA reserves the right to leave the masonry wall and landscaping in place, or to demolish the improvements in the future;
- Applicant acknowledges and accepts the CCDOA's conditions, which includes the masonry wall and landscaping.
- 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 177-04-701-014; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0146-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOUSTON CROSTA

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101



LAND USE APPLICATION

6A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

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

STAFF

APP. NUMBER: ZC/UC/WS/DR-22-0165

PLANNER ASSIGNED: BBB

TAB/CAC: Enterprise

PC MEETING DATE: _____

BCC MEETING DATE: 5-18-2022

FEE: \$2675

DATE FILED: 3-22-2022

TAB/CAC DATE: 4-27-2022

PROPERTY OWNER

NAME: Elipsus LLC c/o Houston Crosta

ADDRESS: 4305 Dean Martin Drive #120

CITY: Las Vegas STATE: NV ZIP: 89103

TELEPHONE: _____ CELL: _____

E-MAIL: Houston@royaltyexoticcars.com

APPLICANT

NAME: same

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: _____ CELL: _____

E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT

NAME: Brown, Brown and Premierul c/o Lora Dreje

ADDRESS: 520 South Fourth Street

CITY: Las Vegas STATE: NV ZIP: 89101

TELEPHONE: (702) 598-1408 CELL: _____

E-MAIL: Lora@Brownlawtv.com REF CONTACT ID #: 170880

ASSESSOR'S PARCEL NUMBER(S): 177-04-701-014

PROPERTY ADDRESS and/or CROSS STREETS: NEC Gillespie and Arby

PROJECT DESCRIPTION: Rezone to MD, DR for 2-story retail building. SUP package liquor, restaurant, retail

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.

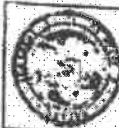
Property Owner (Signature) _____

Kirk Menden
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 4/19/2021 (DATE)

BY Jenna Asing
NOTARY PUBLIC: _____



JENNA ASING
NOTARY PUBLIC
STATE OF NEVADA
Appt No 17-3768-1
My Appt Expires Sept 1, 2021

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

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

February 15, 2022

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

ZC-22-0165

PLANNER
COPY

RE: Rezone, Design Review, Retail use permits 177-04-701-014, 208 East Arby

Dear Sir/Madam,

PROJECT DESCRIPTION AND HISTORY: Our client, Ellipsis LLC, recently purchased a home on a 0.56 acre lot located at 208 East Arby. The parcel is zoned R-E. It is completely surrounded by P-F zoned land owned by the Department of Aviation and used for car rental lots. The Airport Car Rental Center is opposite the site on Gillespie Street.

Historically the property was one of four homes centered around a private cul de sac. Between 2006 and 2007 three of the houses were demolished and the new property owner, Clark County Aviation, built a block wall around $\frac{3}{4}$ perimeter of the shared drive. As a result, a minimum 20 feet measured from the centerline of the private drive to the eastern and northern block wall are not owned by the applicant but are not practically integrated into the Department of Aviation operation. The proposed design uses property returned to the applicant in a 2005 vacation.

ZONE CHANGE AND SPECIAL USE PERMITS (Retail): The subject property holds a BDRP Land Use designation. The client requests a conforming zone change to M-D which allows a variety of uses with a Special Use Permit. While the applicant has not committed to specific tenants at this time, retail is the most likely as a turn-key use. Therefore, we request use-permit for retail uses.

DESIGN REVIEW REQUEST: The elevations and building cross sections show a two-story mezzanine building. Five-foot parapets screen mechanical equipment. Pop-outs and eaves are used on every side of the building to add visual interest. The site meets set-backs, retail or warehouse parking requirement, six car stacking requirement, trash enclosure screening, perimeter landscape requirement, and all parking spaces are in rows of less than 12 thereby not requiring landscape islands. With less than five thousand square feet dedicated to public retail floor area; a loading space is not required. Per 30.64.030 the existing attached sidewalk can remain because the arterial frontage is less than 300 feet (157 feet on Gillespie).

DESIGN REVIEW CROSS SECTIONS: 30.32.040 9, (b) requires any increase in grade more than 36 inches to undergo a Design Review. Preliminary grading plans and cross sections show a retaining wall along the eastern property boundary. Due to changing land uses the site is reconfigured to slope towards Gillespie Street. This may require five feet of fill at one point on the site per the cross sections that accompany this plan (section A). The retaining wall is adjacent to the residual land from the vacation then and does not have any impact on the airport owned parking lot that is an equally intense use.

Signage is not part of this request.

LAW OFFICE
Brown, Brown & Premssirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

PLANNER
COPY

Thank you for your consideration in this matter.



Lora Dreja
Land Entitlements
Brown, Brown and Premssirut

05/18/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

BUFFALO DR/GOMER RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0168-SHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SHELL, WILLIAM A. TRS:

ZONE CHANGE to reclassify 9.9 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.

USE PERMITS for the following: 1) a residential planned unit development (PUD); 2) reduce the building setback from project perimeter; 3) reduce communication tower setback to street; and 4) communication tower separation to residential.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback from the street; and 2) reduced off-set street intersection.

DESIGN REVIEWS for the following: 1) a detached single family residential planned unit development; and 2) finished grade.

Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise (description on file). JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

176-27-101-001 through 176-27-101-004

USE PERMITS:

1. A detached single family residential planned unit development.
2. Reduce the building (accessory) setback from project perimeters to 5 feet where a minimum of 10 feet is required per Section 30.24.060 (a 50% reduction).
3. Reduce the minimum street setback for a communications tower to 14 feet where 40 feet is required per Table 30.44-1 (a 65% reduction).
4. Reduce the minimum separation distance from a communication tower to residential development to 20 feet where 42 feet is required per Table 30.44-1 (a 52% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback to a street (corner side street) to 5 feet where a minimum of 10 feet is required per 30.24.080 (a 50% reduction).
2. Reduce off-set street intersection separation distance to 81 feet where 125 feet is required per Section 30.52.052 (a 35% reduction).

DESIGN REVIEWS:

1. Detached single family residential planned unit development.

- Increase finished grade to 114 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 216.7% 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: 9.9
- Number of Lots/Units: 30
- Density (du/ac): 3.0
- Minimum/Maximum Lot Size (square feet): 8,082/9,870
- Project Type: Single family residential (detached)
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 2,100 to 3,500
- Open Space Required/Provided: N/A
- Parking Required/Provided: 60/90

Site Plans

The plans depict a detached single family residential development situated on a 9.9 acre site consisting of 30 residential lots with a density of 3 dwelling units per acre. The planned unit development (PUD) is more than 5 acres, with proposed gross lot sizes of 8,082 square feet to 9,870 square feet, respectively. Open space is not required for this PUD as the site is located within a rural residential zoning district, with a required open space area less than 10,000 square feet (7,471 square feet for this site). Parking will consist of garage parking for residents and surface parking consisting of driveways for residents and visitors. The minimum setbacks for the detached single family residences are as follows:

	Front Setback (feet)	Rear Setback (feet)	Side Setback (feet)	Side Street (Corner) Setback (feet)
Single family residence*	20	20	5	10
Patio cover	-	3	3	7
Balcony (under 6')	-	3	3	7
Balcony (over 6')	-	17	3	7
Accessory structure (accessory apartment or pool house)	-	5	5	5

* The PUD establishes alternative front, side, side street (corner) and rear setbacks; however, street corner setbacks which are less than 10 feet from a street and require a waiver of development standards.

Access to the project site is granted via a 49 foot wide public street, terminating in a cul-de-sac bulb, connecting to Buffalo Drive. A 5 foot wide sidewalk is provided along the north and south sides of the proposed public street, per Public Works standards. Due to the topography of the site, a design review is also requested to increase finished grade up to a maximum of 108 inches within the interior of the site. The maximum grade increase is located along the east portion of the project site.

Two existing communication towers are located approximately 230 feet east of Buffalo Drive. The subdivision is designed around the towers, establishing a common lot for the towers. Due to the creation of the new street and residential lots, reductions to the setbacks are required.

Landscaping

An existing 5 foot wide attached sidewalk is located along Buffalo Drive. A 15 foot wide landscape area consisting of 24 inch box trees planted 20 feet on center, is located adjacent to the sidewalk. Shrubs and groundcover will also be planted within the street landscape areas with a total of 13 trees. A combined screen wall/retaining wall up to a maximum of 15 feet is located along the east boundary of the project site.

Elevations

The plans depict 4 single story model homes with 3 different elevations with a maximum height of 20 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco and stone veneer. Architectural enhancements are featured on the building elevations including window fenestration, covered entries, and stucco/stone veneer pop-outs.

The existing Monopine communication towers are 80 feet and 90 feet tall.

Floor Plans

The plans depict single story homes with floor plans ranging between 2,100 square feet to 3,500 square feet. The floor plans feature multiple bedrooms, living room, dining room, kitchen, bathrooms, closets, laundry room, and a great room. The homes feature 3 car garages, some floor plans with side loaded single car garages and 2 car front facing garages.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to develop 9.9 gross acres with 30 single family detached residential homes as a R-D zoned Planned Unit Development in the low-intensity suburban neighborhood planned land use area. The long and narrow shape of the property combined with natural topography that slopes down to the east, creates a unique situation with regard to grading, drainage, and access constraints. There is limited frontage for access from Buffalo Drive. There is an undevelopable portion of the property on the eastern 2 acres with steep slopes. This eastern 2 acre area conveys substantial storm water flows from the Mountains Edge area. This site requires the construction of a public lift station at the east end of the development, to accommodate positive sanitary sewer flows. There are 2 existing stealth communication towers on the site that require special design considerations and a common element lot. The increased

wall height and retention wall will allow for protection of slopes and accommodate drainage through the eastern portion of the property. The proposed off-set street intersection will not create an unsafe condition since there is a median in Buffalo Drive and no potential conflicting traffic movements.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0923	Communication tower increased height	Approved by PC	February 2019
UC-0463-10	Communication tower (stealth Monopine) and associated equipment	Approved by PC	November 2010
ADR-0686-07	Stealth Monopine not to exceed 80 feet	Approved by ZA	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	P-F	Public park (Exploration)
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West & South	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban (up to 8 du/ac)	R-D, R-2, & R-E (RNP-I)	Mountains Edge single family residential development & undeveloped

Related Applications

Application Number	Request
VS-22-0172	A vacation and abandonment of easements is a companion item on this agenda.
TM-22-500060	A tentative map for 30 single family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

The request to reclassify to R-D zoning conforms to the Enterprise Land Use Plan and is consistent with density found in the surrounding developed areas. The R-D zoning and 3 dwelling units per acre will not exceed the 5 dwelling units per acre identified in the low-intensity suburban neighborhood planned land use designation for this property. The properties to the south, west, and northwest are all located in the mid-intensity suburban neighborhood planned land use area that allows up to 8 dwelling units per acre. This request conforms to Land

Use Goal 7 of the Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The overall project complies with Urban Specific Policy 4 of the Master Plan which encourages the preservation of existing residential neighborhoods by developing vacant lots within the area at similar densities as the existing area. Therefore, staff can support the zone change.

Use Permits #1 & #2

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

The proposed planned unit development will allow for development standards consistent with the surrounding area and needed to accommodate the specific constraints of this property. The lot sizes will allow for development that is similar to the surrounding area, and in some cases larger lots than immediately adjacent property or those lots found on the west side of Buffalo Drive. The 20 foot front setback will promote construction of the homes closer to the internal street and further from the rear perimeter property lines. Proposed single family home interior side yard, corner side yard and front yard setbacks are comparable to the Mountain's Edge developed lots to the south of this property and homes on the west side of Buffalo Drive. Staff recognizes the likelihood of a first floor balcony as being improbable, but possible and does not object to the proposed setbacks in conjunction with what would essentially be an elevated patio or deck 3 feet to 6 feet above grade. Reduced setbacks for rooftop decks and balconies are typically not supported by staff due to associated privacy concerns; however, the proposed setbacks are similar to that of architectural intrusions.

Five foot accessory building setbacks adjacent to project perimeters not on a street corner is acceptable to staff. R-D zoning allows for single story accessory structures to have a 5 foot rear setback, so the request is consistent with Table 30.40-1 standards and staff can support the request.

The proposed 15 foot combination of screen wall and retention wall will be located on the eastern portion of the property to accommodate drainage and steep slope areas, including erosion control. The remaining residential portion of the property will include increased finished grades that ultimately will result in a finished home elevation that is about 18 inches greater than surrounding residential homes. The properties to the south are side facing lots to the rear of this property, with less of an impact to back yards.

Use Permits #3 & #4

The communication towers and proposed setbacks will not be detrimental to the development of the area. The communication towers will be maintained within a separate lot to limit the impact of equipment access on adjacent property. Staff recommends approval of these requests.

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 support the corner side accessory structure setback of 5 feet where 10 feet is required. There are only 2 corner lots where this will apply and both are the most visible properties in this subdivision from the travelling public and adjacent neighbors. Accessory structures should at the very least match the setback of the requested principal residence setback. Staff recommends denial of this request.

Design Review #1

A maximum 20 foot height of single story residential homes will limit the visual impact of increased finished grades on the built environment. Both sides of the proposed public street will have attached sidewalks and will create a safe pedestrian realm for this neighborhood as required by Title 30 PUD standards. The tiered effect of the lots, stepping down to the east, will break-up the single plane (1 roof) effect of many neighborhoods and provide some topographic character to the neighborhood.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to reduce the street intersection offset between Gomer Road and Public Street. The proposed 30 lot subdivision should see a low volume of traffic because of the limited number of lots. Additionally there is an existing traffic signal and median in Buffalo Drive that will make the traffic flow in the area safer.

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 of the use permits, waiver of development standards #2, and the design reviews; denial of waiver of development standards #1.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts by entering into a Standard Development Agreement with Clark County;
- 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; 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 use permits, 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.
- 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; and 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 176-27-101-003; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0242-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDDIE DUENAS

**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 <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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 (ANR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>2C/UC/WS/DR-22-0168</u> DATE FILED: <u>3-22-2022</u> PLANNER ASSIGNED: <u>ARR</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>4-27-2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5-18-2022</u> FEE: <u>3675</u>
	PROPERTY OWNER NAME: <u>William A Schell Separate Property Trust</u> ADDRESS: <u>6346 Darby Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Taylor Morrison c/o Eddie Duenas</u> ADDRESS: <u>1930 Festival Plaza Drive #500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-407-7496</u> CELL: _____ E-MAIL: <u>EDuenas@taylormorrison.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Sonia Macias @ Thomason Consulting Engineers</u> ADDRESS: <u>7080 La Cienega St. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-338-4071</u> E-MAIL: <u>smacias@tce-iv.com</u> REF CONTACT ID #: <u>170761</u>

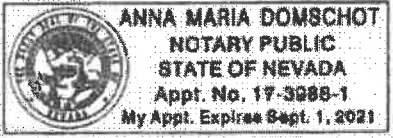
ASSESSOR'S PARCEL NUMBER(S): 176-27-101-001, 002, 003, 004
 PROPERTY ADDRESS and/or CROSS STREETS: Buffalo / Gomer
 PROJECT DESCRIPTION: 2C/UC/WS/DR 30 lots

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

William A Schell Property Owner (Signature)
William A Schell TRUST, RR Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 4-22-2021 (DATE)

NOTARY PUBLIC: Anna Maria Domschot



*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.

March 23, 2022

CIVIL ENGINEERING

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

**Re: Buffalo/Gomer
Zone Change, Use Permit for PUD, Design Review and Waiver of Development Standards
APN# 176-27-101-001, 002, 003 & 004
Project#: 283-21002**

On behalf of Taylor Morrison Homes, we respectfully request your approval of a conforming Zone Change, Use Permit, Design Review and Waiver of Standards.

The project proposes a 30 lot single family detached residential development on approximately 9.77 acres at a density of 3 dwelling units per acre within the Enterprise Land Use planning area. The long and narrow shape of the parcel combined with natural topography creates a unique set of constraints for the development of the proposed site: 1) limited frontage of Buffalo Drive for access, 2) an undevelopable portion on the east end of the site due to topography, 3) an existing wash at the east side of the site that conveys substantial storm flows from the Mountains Edge area, and 4) the need to construct a public lift station to provide sanitary sewer service to the proposed lots. The proposed subdivision addresses the constraints in a reasonable manner.

Location: The proposed project is located at the southeast corner of Gomer Road and Buffalo Drive within Section 27, Township 22 South, Range 60 East. An existing cell tower will remain on-site within an open space area with public access provided through the subdivision public street.

Zone Change: The project proposes a conforming zone change from R-E to R-D PUD under the LN (Low-Intensity Suburban Neighborhood) Land Use designation of the Enterprise Land Use Plan.

Use Permit/Design Review: The project proposes a 30 lot single family residential subdivision served by a 49' wide public street off of Buffalo Drive. The proposed subdivision provides lot sizes that range from approximately 7,887 to 9,870 square feet with an average lot size of approximately 8,285 square feet. The proposed project will consist of four single story homes that range in size from approximately 2,100 to 3,500 square feet and provide varying elevations at a typical height of 20'. The homes each provide three car garages with one model providing a side-load configuration. The submitted floor plans and elevations conform to the design standards in Table 30.56-2 and 30.24.080 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 9'. This increase in grade is necessary to provide flexibility in the design of flood control facilities to protect the proposed lots located adjacent to the existing wash area along the east portion of the site. The increase in grade will be determined by the drainage study approved by Clark County for the development. This increase in grade request does not affect the adjacent homes located south of the project as the proposed finish floor elevations are within 18" of the existing residences. It should be noted that the proposed

homes for this project are single story models that do not exceed 20' in height which will minimize the impact of the requested increase in grade.

The following standards are proposed:

1. Minimum lot size of 7,887 sf where 10,000 sf is required
2. Minimum distance between homes is 10'
3. Front setback of 20' where 30' is required
4. Front setback of 18' when meeting Table 30.40-1 R-D alternative A
5. Front setback of 18' on a cul-de-sac
6. Garage setback of 20' or 18' on a cul-de-sac
7. Side yard setback 5' where 10' is required
8. Corner side yard of 10' where 15' is required
9. Rear yard setback 20' where 25' is required
10. Patio Cover and Balcony (under 6') setbacks:
 - a. Rear yard of 3' where 12' is required
 - b. Corner side yard of 7' where 10' is required
 - c. Interior side yard of 3' where 7' is required for Patio Cover
11. Balcony (over 6') setbacks:
 - a. Rear yard of 17' where 22' is required
 - b. Corner side yard of 7' where 10' is required
 - c. Interior side yard of 3' where 7' is required
12. Accessory structure setbacks:
 - a. Interior side yard of 5'
 - b. Corner side yard of 5' where 10' is required
 - c. Rear yard of 5'

Waiver of Standards #1: Approval of a Waiver of Development Standards to allow a maximum 15' perimeter wall height (with 6' screen and 9' retaining/flood 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 existing wash.

Justification: The increase in wall height is necessary to provide flood control protection adjacent to the existing wash along the east portion of the proposed development. The actual maximum wall heights will be determined by the flood control facility design for the conveyance storm water through the wash area. The design of the flood control facilities must meet Clark County flood control design requirements and will be reviewed and approved by CCPW in the development process.

Waiver of Standards #2: Approval of a waiver of development standards of section 30.52.052(c) to allow a reduced offset street intersection of 81' where 125' is required between the intersections of Gomer Road and Cayton Court (the project's public street) along Buffalo Drive. The request is a 35.2% reduction of the 125' standard.

Justification: The proposed reduced intersection offset does not create unsafe turning movements from the opposing street intersections as they enter Buffalo Drive since the Buffalo Drive/Cayton Court intersection is limited to only right turn ingress/egress movements due to the existing raised median in Buffalo Drive. The Gomer Road/Buffalo Drive intersection is controlled by a traffic signal ('T' intersection) to safely control traffic

T THOMASON
C CONSULTING
E ENGINEERS

flow. Cayton Court will be STOP sign controlled at Buffalo Drive which will allow safe entry into the Buffalo Drive traffic stream.

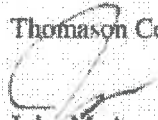
Waiver of Standards #3: Approval of a waiver of development standards of table 30.44-1 for Communication Towers section I.G.ii.a where 40 feet minimum is required from a street, we are proposing 14.58 feet (as 63.6% reduction).

Justification: Due to the limitations in site layout to allow for the proposed lot dimensions, the setback from the internal road of 14.58 feet is available. While the existing "communication towers" are not located within a "public utility substation" the intent is to have Common Lot "A" be used only for the existing towers and the necessary utilities for it. Per the standard table 30.44-1 no other setbacks from the residential development is required, as the towers are not on a separate property, but the towers do have a minimum of 20.7 feet from the residential lot lines, which meet the minimum for the "public utility substation."

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

Sincerely,

Thomason Consulting Engineers



John McAvoy
Project Manager

**EASEMENTS
(TITLE 30)**

BUFFALO DR/GOMER RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0172-SHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SHELL, WILLIAM A. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Le Baron Avenue alignment, and between Buffalo Drive and Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

176-27-101-001 through 176-27-101-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is proposing to vacate existing patent easements on 4 parcels. Each parcel has 33 foot patent easements adjacent to each property line. Only a portion of the west side patent easement, adjacent to Buffalo Drive, on the western most parcel requires vacation.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0923	Communication tower height	Approved by PC	February 2019
UC-0463-10	Communication tower (stealth Monopine) and associated equipment	Approved by PC	November 2010
ADR-0686-07	Stealth Monopine not to exceed 80 feet	Approved by ZA	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	P-F	Public park (Exploration)
East	Ranch Estate Neighborhood (2 du/ac)	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West & South	Ranch Estate Neighborhood (2 du/ac)	R-E	Undeveloped & Mountains Edge single family residential development

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-22-0168	A zone change to reclassify to R-D zoning for a 30 lot PUD and finished grade is a companion item on this agenda.
TM-22-500060	A tentative map for 30 single family residential lots 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDDIE DUENAS

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



VACATION APPLICATION

8A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-22-0172</u>	DATE FILED: <u>3-22-2022</u>
<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 #): _____			PLANNER ASSIGNED: <u>BBB</u>	TAB/CAC DATE: <u>4-27-2022</u>
			TAB/CAC: <u>Enterprise</u>	
			PC MEETING DATE: _____	
		BCC MEETING DATE: <u>5-18-2022</u>		
		FEE: <u>\$875</u>		

PROPERTY OWNER	NAME: <u>Fort Apache Homes Inc.</u>
	ADDRESS: <u>5560 S. Fort Apache Rd #100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Taylor Morrison c/o Eddie Duenas</u>
	ADDRESS: <u>1980 Festival Plaza Drive #500</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-407-7496</u> CELL: _____
	E-MAIL: <u>EDuenas@taylormorrison.com</u> REF CONTACT ID #: _____

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

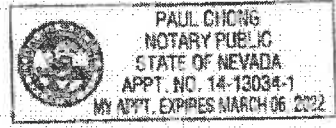
ASSESSOR'S PARCEL NUMBER(S): 176-27-101-002

PROPERTY ADDRESS and/or CROSS STREETS: Buffalo / Gomer

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

[Signature]
 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON April 20 2022 (DATE)
 By [Signature]
 NOTARY PUBLIC: [Signature]

John Thi
 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.



July 9, 2021

PLANNED
COPY

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

VS-22-0172

Reference: Buffalo/Gomer
Vacation of Patent Easements
APN #176-27-101-001, 002, 003 & 004

On behalf of Taylor Morrison Homes, we respectfully request your consideration of the attached vacation of patent easements and the drainage easement.

Location: The proposed project is located at the northeast corner of Gomer Road and Buffalo Drive within Section 27, Township 22 South, Range 60 East.

Justification: We are requesting to vacate the existing patent easements along the perimeter of the each of the parcels as they are not needed with the proposed subdivision. The roadway easements are not necessary for the development of the subdivision as a public street is proposed to provide access to the proposed subdivision. This public street will be dedicated with the Final Map for the project. Public access to the project is provided by Buffalo Drive.

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

Sincerely,

Sonia Macias
Project Coordinator

05/18/22 BCC AGENDA SHEET

BUFFALO/GOMER 10
(TITLE 30)

BUFFALO DR/GOMER RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500060-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:

TENTATIVE MAP consisting of 30 residential lots and common lots on 9.9 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

176-27-101-001 through 176-27-101-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.9
- Number of Lots/Units: 30
- Density (du/ac): 3
- Minimum/Maximum Lot Size (square feet): 8,082/9,870
- Project Type: Single family residential (detached)

The plans depict a detached single family residential planned unit development situated on a 9.9 acre site consisting of 30 residential lots with a density of 3 dwelling units per acre. The planned unit development (PUD) is more than 5 acres, with proposed gross lot sizes of 8,082 square feet to 9,870 square feet, respectively. Open space is not required for this PUD as the site is located within a rural residential zoning district, with a required open space area less than 10,000 square feet (7,471 square feet for this site). The minimum setbacks for the detached single family residences are as follows:

	Front Setback (feet)	Rear Setback (feet)	Side Setback (feet)	Side (Corner) Setback (feet)	Street
Single family residence*	20	20	5	10	
Patio cover	-	3	3	7	
Balcony (under 6')	-	3	3	7	

	Front Setback (feet)	Rear Setback (feet)	Side Setback (feet)	Side (Corner) Setback (feet)	Street Setback
Balcony (over 6')	-	17	3	7	
Accessory structure (accessory apartment or pool house)	-	5	5	5	

* The PUD establishes alternative front, side, side street (corner) and rear setbacks; however street corner setbacks which are less than 10 feet from a street require a waiver of development standards.

Access to the project site is granted via a 49 foot wide public street, terminating in a cul-de-sac bulb, connecting to Buffalo Drive. A 5 foot wide sidewalk is provided along the north and south sides of the proposed public street, per Public Works standards.

Two existing communication towers are located approximately 230 feet east of Buffalo Drive. The subdivision is designed around the towers, establishing a common lot for the towers. Due to the creation of the new street and residential lots, reductions to the setbacks are required.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0923	Communication tower increased height	Approved by PC	February 2019
UC-0463-10	Communication tower (stealth Monopine) and associated equipment	Approved by PC	November 2010
ADR-0686-07	Stealth Monopine not to exceed 80 feet	Approved by ZA	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	P-F	Public park (Exploration)
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West & South	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban (up to 8 du/ac)	R-D, R-2, & R-E (RNP-I)	Mountains Edge single family residential development & undeveloped

Related Applications

Application Number	Request
ZC-22-0168	A zone change to reclassify an R-E to an R-D zone, reduce setbacks, increase wall height, off-set street intersection for a single family residential (detached) development, and finished grade is a companion item on this agenda.
VS-22-0172	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. Staff is supporting the related zoning request and most use permits, waivers, and design reviews associated with this tentative map. Staff can support the tentative map.

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.
- 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; and 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0242-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDDIE DUENAS

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-22-50060</u>	DATE FILED: <u>3-23-2022</u>
TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RJB</u>	TAB/CAC DATE: <u>4-27-2022</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>5-18-2022</u>	
		FEE: <u>\$750</u>	

PROPERTY OWNER	NAME: <u>William A Schell Separate Property Trust</u>
	ADDRESS: <u>8345 Darby Ave.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Taylor Morrison c/o Eddia Duenas</u>
	ADDRESS: <u>1980 Festival Plaza Drive #500</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-407-7498</u> CELL: _____
	E-MAIL: <u>EDuenas@taylormorrison.com</u> REF CONTACT ID #: _____

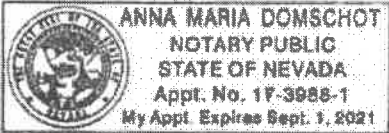
CORRESPONDENT	NAME: <u>Sonia Macias @ Thomason Consulting Engineers</u>
	ADDRESS: <u>7050 La Cienega St. #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-932-8125</u> CELL: <u>702-338-4071</u>
	E-MAIL: <u>smacias@tcs-tv.com</u> REF CONTACT ID #: <u>170761</u>

ASSESSOR'S PARCEL NUMBER(S): 176-27-101-001, 002, 003, 004

PROPERTY ADDRESS and/or CROSS STREETS: Buffalo / Gomer

TENTATIVE MAP NAME: Buffalo / Gomer 10

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>William A Schell</u> Property Owner (Signature)*	<u>William A Schell Trustee</u> Property Owner (Print)	
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>		
SUBSCRIBED AND SWORN BEFORE ME ON <u>4-22-2021</u> (DATE) by <u>William A Schell + E Schell</u>		
NOTARY PUBLIC: <u>Anna Maria Domschot</u>		

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

