



ENTERPRISE TOWN ADVISORY BOARD

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

June 14, 2023
6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>.

Board/Council Members: Justin Maffett, Chair
David Chestnut
Kaushal Shah

Barris Kaiser, Vice Chair
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

I. Call to Order, 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- MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for May 31, 2023. (For possible action)
- IV. Approval of the Agenda for June 14, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - 2. The following item from Spring Valley is for informational purposes only and is being presented due to the proximity to Enterprise. (For discussion only)

ZC-23-0223-CLARK COUNTY REAL PROPERTY MANAGEMENT:

ZONE CHANGE to reclassify 208.5 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone in the CMA Design Overlay District.

DESIGN REVIEW for a park expansion (trail) with ancillary amenities and structures on a portion of 381.6 acres in an R-E (Rural Estates Residential) Zone and a P-F (Public Facility) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north and south sides of Robindale Road within Spring Valley (description on file). MN/mc/syp (For discussion only) **06/21/23 BCC**

VI. Planning and Zoning

1. **NZC-23-0239-CIRCLE Q RANCH II, LLC:**

ZONE CHANGES for the following: **1)** reclassify 4.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone; and **2)** reclassify 2.7 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** increase accessory structure height; **3)** alternative street landscaping; **4)** eliminate landscaping adjacent to a less intensive use; and **5)** off-site improvements (streetlights).

DESIGN REVIEWS for the following: **1)** single family residential development; **2)** hammerhead street design; and **3)** finished grade. Generally located on the east side of Grand Canyon Drive and the south side of Pebble Road within Enterprise (description on file). JJ/md/syp (For possible action) **06/20/23 PC**

2. **VS-23-0240-CIRCLE Q RANCH II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment), and between Grand Canyon Drive and Blanco Vista Street (alignment); a portion of right-of-way being Park Street located between Pebble Road and Raven Avenue (alignment); and a portion of a right-of-way being Grand Canyon Drive located between Pebble Road and Raven Avenue (alignment) within Enterprise (description on file). JJ/md/syp (For possible action) **06/20/23 PC**

3. **TM-23-500068-CIRCLE Q RANCH II, LLC:**
TENTATIVE MAP consisting of 34 residential lots and common lots on 7.3 acres in an R-1 (Single Family Residential) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Pebble Road within Enterprise. JJ/md/syp (For possible action) **06/20/23 PC**

4. **PA-23-700012-WIGWAM-PARVIN LIMITED PARTNERSHIP:**
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 3.3 acres. Generally located on the east side of Southern Highlands Parkway, 350 feet south of Dancing Winds Place (alignment) within Enterprise. JJ/gc (For possible action) **06/20/23 PC**

5. **ZC-23-0233-DAISY MAE LAND HOLDINGS, LLC:**
ZONE CHANGE to reclassify 3.3 acres from an R-3 (Multiple Family Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1) increase building height; and 2) reduce throat depth.**
DESIGN REVIEWS for the following: **1) multiple family residential development for senior housing; and 2) alternative parking lot landscaping.** Generally located on the east side of Southern Highlands Parkway, 350 feet south of Dancing Winds Place (alignment) within Enterprise. JJ/jor/syp (For possible action) **06/20/23 PC**

6. **VS-23-0234-DAISY MAE LAND HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Southern Highlands Parkway and I-15, and between Robert Trent Jones Lane and Dancing Winds Place, and a portion of a right-of-way being Southern Highlands Parkway located between Robert Trent Jones and Dancing Winds Place within Enterprise (description on file). JJ/jor/syp (For possible action) **06/20/23 PC**

7. **VS-23-0246-PEAR BLOSSOM PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, between Jones Boulevard and the Union Pacific Railroad, and a portion of right-of-way being Jones Boulevard between Wigwam Avenue and Cougar Avenue within Enterprise (description on file). JJ/jgh/syp (For possible action) **06/20/23 PC**

8. **VS-23-0250-EINARSSON HAROLD PAUL & TAMLYNN RAE:**
VACATE AND ABANDON a portion of a right-of-way being Mullen Avenue located between Rome Street and Paradise Road within Enterprise (description on file). JJ/jgh/syp (For possible action) **06/20/23 PC**

9. **WS-23-0256-MARQUEZ FAMILY TRUST ETAL & MARQUEZ CHRISTIAN & GABRIELA TRS:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping; in conjunction with a proposed single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP I) Zone. Generally located on the east side of Placid Street and the south side of Eldorado Lane within Enterprise. MN/jgh/syp (For possible action) **06/20/23 PC**

10. **AR-23-400068 (UC-20-0456)-DURANGO PEBBLE PLAZA, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for the following: 1) convenience store; 2) gasoline station; 3) packaged liquor sales; 4) reduce the separation for a proposed convenience store to a residential use; and 5) reduce separation for a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce departure distance; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) convenience store with gasoline station; and 2) retail/restaurant with drive-thru on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/rp/syp (For possible action) **06/21/23 BCC**

11. **ET-23-400059 (VS-18-1029)-P N II, INC:**
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Starr Avenue and Terrill Avenue and between La Cienega Street and Fairfield Avenue (alignment), and portions of rights-of-way being Terrill Avenue located between La Cienega Street and Fairfield Avenue (alignment) and Fairfield Avenue located between Terrill Avenue and Starr Avenue within Enterprise (description on file). MN/rp/syp (For possible action) **06/21/23 BCC**

12. **ET-23-400065 (WS-19-0185)-RAINBOW 215 PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) allow alternative landscaping adjacent to a drive-thru lane along a public right-of-way (Rainbow Boulevard); and 2) modified street standards.
DESIGN REVIEW for modifications to an approved shopping center on 9.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise. MN/rp/syp (For possible action) **06/21/23 BCC**

13. **VS-23-0222-LV TEE PEE ROAD ONE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Serene Avenue, and between Newbattle Street and Tee Pee Lane (alignment) within Enterprise (description on file). JJ/al/syp (For possible action) **06/21/23 BCC**

14. **WS-23-0221-LV TEE PEE ROAD ONE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) landscaping.
DESIGN REVIEWS for the following: 1) a single family residential development; 2) hammerhead turnaround; and 3) finished grade on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Meranto Avenue and Tee Pee Lane (alignment) within Enterprise. JJ/al/syp (For possible action) **06/21/23 BCC**

15. **TM-23-500064-LV TEE PEE ROAD ONE, LLC:**
TENTATIVE MAP consisting of 20 single family residential lots and 1 common lot on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Meranto Avenue and Tee Pee Lane (alignment) within Enterprise. JJ/al/syp (For possible action) **06/21/23 BCC**

16. **VS-23-0245-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue, and between Cameron Street and Rodgers Street and a portion of right-of-way being Ullom Drive located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/rk/syp (For possible action) **06/21/23 BCC**

17. **WS-23-0244-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow alternative landscaping and attached sidewalks; 3) reduce street intersection off-set; and 4) waive street dedication.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 17.7 acres in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the east and west sides of Cameron Street and the south side of Arby Avenue within Enterprise. MN/rk/syp (For possible action) **06/21/23 BCC**

18. **TM-23-500070-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 31 single family residential lots and common lots on 17.7 acres in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the east and west sides of Cameron Street and the south side of Arby Avenue within Enterprise. MN/rk/syp (For possible action) **06/21/23 BCC**

19. **ZC-23-0207-WINDMILL & PLACID, LLC:**
ZONE CHANGE to reclassify 4.0 acres from a CRT (Commercial Residential Transition) Zone to a C-1 (Local Business) Zone.
USE PERMITS for the following: 1) convenience store; 2) reduce separation from a convenience store to a residential use; 3) gasoline station; 4) reduce setback from a gasoline station to a residential use; and 5) allow alcohol sales, liquor - packaged only where not in conjunction with a grocery store.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) allow a drive-thru talk box to face residential development; 3) allow modified street standards; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station; 3) restaurants with drive-thru and outside dining; 4) retail building; and 5) lighting. Generally located on the north side of Windmill Lane and the east side of Placid Street within Enterprise (description on file). MN/md/syp (For possible action) **06/21/23 BCC**
20. **VS-23-0208-WINDMILL & PLACID, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Placid Street and Fairfield Avenue, and between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/md/syp (For possible action) **06/21/23 BCC**
21. **WS-23-0241-AMH NV14 DEVELOPMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) non-standard improvements.
DESIGN REVIEW for finished grade on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/sd/syp (For possible action) **06/21/23 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 discussion, action, or vote may be taken on this agenda item. 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: June 28, 2023.

X. Adjournment.

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

Windmill Library – 7060 W. Windmill Lane

<https://notice.nv.gov>

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



Enterprise Town Advisory Board

May 31, 2023

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah EXCUSED	Barris Kaiser, Vice Chair PRESENT Chris Caluya EXCUSED
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.

Jazmine Harris, Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for May 10, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as posted for May 10, 2023.

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

IV. Approval of Agenda for May 31, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications to be heard together:

8. ET-23-400054 (VS-19-0063)-MOTOR HOLDINGS, LLC:
9. ET-23-400055 (UC-19-0076)-MOTOR HOLDINGS, LLC:

10. WC-23-400051 (UC-0563-14)-TOP SHELF DEVELOPMENT, LLC:
11. WS-23-0203-TOP SHELF DEVELOPMENT, LLC:

12. WS-23-0193-NV LAS NAP 14-16, LLC:
13. TM-23-500055-NV LAS NAP 14-16, LLC:

15. ZC-23-0207-WINDMILL & PLACID, LLC:
16. VS-23-0208-WINDMILL & PLACID, LLC:

V. Informational Items

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

VI. Planning & Zoning

1. **ET-23-400041 (UC-0341-17)-NVNAP6, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a temporary construction storage site on 1.9 acres in an M-1 (Light Manufacturing) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Warm Springs Road and Edmond Street within Enterprise. MN/tpd/syp (For possible action) **06/20/23 PC**

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

2. **UC-23-0184-WESTERN SKIES HOLDINGS, LLC:**
USE PERMIT for a museum (fantasy games) on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Dean Martin Drive, 600 feet south of Starr Avenue within Enterprise. JJ/bb/syp (For possible action) **06/20/23 PC**

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

3. **VS-23-0194-TAURUS TRUST & BATISTA SUSAN TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue (alignment) and Ford Avenue, and between Tomsik Street and Cimarron Road within Enterprise (description on file). JJ/jud/syp (For possible action) **06/20/23 PC**

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

4. **WS-23-0212-BD-WESTWIND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) freestanding sign separation distance; 2) gas canopy roof sign; and 3) wall signs facing a residential property. **DESIGN REVIEWS** for the following: 1) signage; and 2) lighting plan on 3.9 acres in C-1 (Local Business) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the south side of Blue Diamond Road and the east side of Westwind Road within Enterprise. JJ/bb/syp (For possible action) **06/20/23 PC**

Motion by David Chestnut

Action: **APPROVE**: Waivers of Development Standards #s 1 and 2:

WITHDRAWN: Waivers of Development Standards # 3 by the applicant.

APPROVE: Design Review # 1

DENY: Design Review # 2

ADD Current Planning condition:

- Free standing sign not to exceed 30 feet.
- Goodwill west elevation sign, to be illuminated during county daylight hours only.

Per staff if approved conditions

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

5. **ET-23-400035 (VS-20-0575)-D.R. HORTON, INC:**
VACATION AND ABANDONMENT FIRST EXTENSION OF TIME for easements of interest to Clark County located between Dean Martin Drive and Valley View Boulevard, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action) **06/21/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

6. **ET-23-400047 (NZC-0601-15)-ROBINDALE & ASSOCIATES, LLC:**
ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 3.1 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
DESIGN REVIEWS for the following: 1) a mini-warehouse facility; and 2) recreational vehicle and boat storage. Generally located on the north side of Robindale Road, 1,250 feet west of Decatur Boulevard within Enterprise (description on file). MN/nai/syp (For possible action) **06/21/23 BCC**

Motion by Justin Maffett

Action: **APPROVE**

CHANGE Current Planning Bullet # 1 to read:

- Until November 18, 2025, to complete.

Per staff conditions

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

7. **ET-23-400049 (UC-20-0049)-DESERTXPRESS ENTERPRISES, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) a passenger terminal (train station); 2) retail sales; 3) restaurants; and 4) outside dining and drinking. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) elimination of freeway buffer; and 2) encroachment into airspace.
DESIGN REVIEWS for the following: 1) passenger terminal (train station) and parking garage (no longer needed for parking garage); and 2) alternative landscaping in conjunction with a passenger terminal and parking garage (no longer needed for parking garage) on 110.7 acres in an H-1 (Limited Resort and Apartments) (AE-60 & AE-65) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Blue Diamond Road within Enterprise. MN/tpd/syp (For possible action) **06/21/23 BCC**

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

8. **ET-23-400054 (VS-19-0063)-MOTOR HOLDINGS, LLC:**
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Warm Springs Road and Capovilla Avenue, and between Windy Street and I-15 within Enterprise (description on file). MN/tpd/syp (For possible action) **06/21/23 BCC**

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

9. **ET-23-400055 (UC-19-0076)-MOTOR HOLDINGS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME to review a cannabis establishment (production facility) in conjunction with a proposed office/warehouse building on a 1.0 acre portion of a 2.1 acre parcel in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/tpd/syp (For possible action) **06/21/23 BCC**

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

10. **WC-23-400051 (UC-0563-14)-TOP SHELF DEVELOPMENT, LLC:**
WAIVER OF CONDITIONS of a use permit to remove the proposed drive-thru as shown on Future Pad #1 in conjunction with an approved retail center on 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road and north side of Huntington Cove Parkway within Enterprise. JJ/jor/syp (For possible action) **06/21/23 BCC**

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

11. **WS-23-0203-TOP SHELF DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the building height setback ratio.
DESIGN REVIEWS for the following: 1) a commercial center with a retail building and fast food restaurant with a drive-thru; and 2) alternative parking lot landscaping on 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Fort Apache Road and Huntington Cove Parkway within Enterprise. JJ/jor/syp (For possible action) **06/21/23 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Condition:

- Design Review as a public hearing for lighting and signage.

Per staff conditions.

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

12. **WS-23-0193-NV LAS NAP 14-16, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) outside storage; 2) alternative building design standards; 3) lighting; 4) alternative trash enclosures; and 5) eliminate parking lot landscaping.
DESIGN REVIEWS for the following: 1) signage; and 2) data center warehouses in conjunction with an existing data center complex on 51.5 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, the east side of Jones Boulevard, the west side of Lindell Road, and the south side of the CC 215 Beltway within Enterprise. MN/hw/syp (For possible action) **06/21/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

13. **TM-23-500055-NV LAS NAP 14-16, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 51.5 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, the east side of Jones Boulevard, the west side of Lindell Road, and the south side of the CC 215 Beltway within Enterprise. MN/hw/syp (For possible action) **06/21/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

14. **WT-23-0197-SHS 1, LLC:**
WAIVERS for the following: 1) reduce street width; and 2) allow non-standard improvements (landscaping and off-sites) in the right-of-way in conjunction with an approved single family residential subdivision on 10.0 acres in an R-2 (Medium-Density Residential) Zone. Generally located on the north and south sides of Chartan Avenue and the westside of Star Lily Street within Enterprise. JJ/hw/syp (For possible action) **06/21/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

15. **ZC-23-0207-WINDMILL & PLACID, LLC:**
ZONE CHANGE to reclassify 4.0 acres from a CRT (Commercial Residential Transition) Zone to a C-1 (Local Business) Zone.
USE PERMITS for the following: 1) convenience store; 2) reduce separation from a convenience store to a residential use; 3) gasoline station; 4) reduce setback from a gasoline station to a residential use; and 5) allow alcohol sales, liquor - packaged only where not in conjunction with a grocery store.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) allow a drive-thru talk box to face residential development; 3) allow modified street standards; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station; 3) restaurants with drive-thru and outside dining; 4) retail building; and 5) lighting. Generally located on the north side of Windmill Lane and the east side of Placid Street within Enterprise (description on file). MN/md/syp (For possible action) **06/21/23 BCC**

Motion by David Chestnut

Action: **APPROVE:** The applicant's request to **HOLD** until the Enterprise TAB meeting on June 14, 2023.

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

16. **VS-23-0208-WINDMILL & PLACID, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Placid Street and Fairfield Avenue, and between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/md/syp (For possible action) **06/21/23 BCC**

Motion by David Chestnut

Action: **APPROVE:** The applicant's request to **HOLD** until the Enterprise TAB meeting on June 14, 2023.

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 June 14, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:42 p.m.

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

06/20/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

GRAND CANYON DR/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-23-0239-CIRCLE Q RANCH II, LLC:

ZONE CHANGES for the following: **1)** reclassify 4.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone; and **2)** reclassify 2.7 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** increase accessory structure height; **3)** alternative street landscaping; **4)** eliminate landscaping adjacent to a less intensive use; and **5)** off-site improvements (streetlights).

DESIGN REVIEWS for the following: **1)** single family residential development; **2)** hammerhead street design; and **3)** finished grade.

Generally located on the east side of Grand Canyon Drive and the south side of Pebble Road within Enterprise (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-19-501-001 through 176-19-501-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined screen wall/retaining wall height up to 12 feet (6 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (a 33.3% increase).
2. Increase accessory structure height (tiered retaining walls) up to 30 feet (24 foot retaining wall/6 foot screen wall) where a maximum accessory structure height of 14 feet is permitted per Table 30.40-2 (a 114.3% increase).
3. Allow alternative street landscaping, including an attached sidewalk, along Pebble Road where landscaping and a detached sidewalk is required per Section 30.64.030 and Figure 30.64-17.
4. Eliminate landscaping adjacent to a less intensive use (single family residential development) where a 5.5 foot wide landscape strip with 1 large 24 inch box Evergreen tree per 30 feet is required per Figure 30.64-11.
5. Waive off-site improvements (streetlights) where required per Chapter 30.52.

DESIGN REVIEWS:

1. Single family residential development.
2. Allow a street terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawing is preferred per Section 30.56.080.
3. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8920 S. Grand Canyon Drive & 9725 W. Pebble Road
- Site Acreage: 7.3
- Number of Lots: 18 (R-1 portion)/16 (R-2 portion)
- Density (du/ac): 4 (R-1 portion)/6.1 (R-2 portion)
- Minimum/Maximum Lot Size (square feet): 7,224/12,452 (R-1 portion)/3,881/5,682 (R-2 portion)
- Project Type: Single family residential development
- Number of Stories: 1 to 2
- Building Height (feet): 19 to 25
- Square Feet: 1,704 to 2,307

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify 4.6 acres and 2.7 acres from an R-E (RNP-I) zoning district to R-1 and R-2 zoning districts, respectively, for a single family residential development. The project site will consist of 2 separate residential subdivisions, that will not be connected via the proposed public streets. The applicant conducted a neighborhood meeting on August 8, 2022, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. There were 14 neighbors in attendance and expressed the following concerns: 1) off-site improvements, specifically internal and external streetlights; 2) technical studies; 3) water pressure within the immediate area; and 4) ability to develop the project site considering the topography within the surrounding area.

Site Plans

APNs 176-19-501-001 & 002 (west portion of project site)

The plans depict a single family residential development consisting of 18 lots on 4.6 acres with a density of 4 dwelling units per acre. The minimum and maximum lot sizes are 7,224 square feet and 12,452 square feet, respectively. The primary ingress and egress to the proposed development is via an internal 49 foot wide east/west public street (Avenue "A") that connects to Grand Canyon Drive. A 5 foot wide attached sidewalk is located on the north and south sides of the public street. The public street consists of a roundabout (traffic circle) measuring up to 75 feet in width, located 7 lots to the east of Grand Canyon Drive [between Lots 19 & 20 (north

side); and 33 & 34 (south side)], and terminates into a stub street located between common element "D" and Lot 17, which is the boundary of the R-1 and R-2 zoning districts. A 5 foot wide detached sidewalk is proposed along Grand Canyon Drive. A 5 foot wide attached sidewalk is proposed along Pebble Road, in lieu of the required detached sidewalk, necessitating a waiver of development standards. The proposed subdivision will not connect to the single family development located immediately to the east. There is approximately 13 feet of open area between the stub street in the R-1 zoned portion of the subdivision and the stub street in the R-2 zoned portion of the subdivision. A portion of Park Street is proposed to be vacated (VS-23-0240) and the remaining portion of Park Street (public) will terminate in a north/south cul-de-sac bulb at the southeast corner of the development, adjacent to common element "D". A 5 foot wide attached sidewalk is proposed around the cul-de-sac bulb. A waiver of development standards to eliminate the requirement for streetlights is also a part of this request. A design review is requested to increase finished grade up to a maximum of 72 inches within the interior of the development, due to the steep topography of the site.

APN 176-19-501-003 (east portion of project site)

The plans depict a single family residential development consisting of 16 lots on 2.7 acres with a density of 6.1 dwelling units per acre. The minimum and maximum lot sizes are 3,881 square feet and 5,682 square feet, respectively. The primary ingress and egress to the proposed development is via an internal 47 foot wide north/south public street (Street "C") that connects to Pebble Road. The north/south public street connects to an internal 49 foot wide east/west public street (Avenue "B"). Avenue "B" terminates as a stub street (13 feet to the east of the stub street in the R-1 zoned portion of the project) and a hammerhead street design at the west and east portions of the development, respectively. The hammerhead street design at the east portion of the development, between Lots 8 and 9, requires a design review. Both internal public streets feature 5 foot wide attached sidewalks. A design review is requested to increase finished grade up to a maximum of 72 inches within the interior of the development, due to the steep topography of the site.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along Grand Canyon Drive. A 6 foot wide landscape area behind a 5 foot wide attached sidewalk is proposed adjacent to Pebble Road. A landscape area (common element "D"), ranging between 6 feet to 45 feet in width, is located adjacent to Park Street. Trees, shrubs, and groundcover are included within the street landscape areas. A waiver of development standards is necessary to increase the height of an accessory structure, being a tiered retaining wall system located along the southwest property line of the development (outside of the 5 foot accessory structure setback), up to a maximum height of 30 feet. A second waiver of development standards is required to permit a screen wall/retaining wall height up to 12 feet (6 foot retaining wall/6 foot screen wall) behind the 6 foot wide street landscape area adjacent to Pebble Road. Furthermore, a third waiver of development standards is required to eliminate the required landscape area between the R-1 and R-2 zoned portions of the development.

Elevations

The plans depict 3 single story models measuring up to 19 feet in height that are proposed with the R-1 zoned residential development. The plans also depict three, 2 story models measuring up

to 25 feet in height proposed with the R-2 zoned residential development. All of the homes have pitched roofs with concrete tile roofing materials. The exterior of the homes will consist of combinations of a stucco finish painted in earth tone colors, stone veneer, various window treatments, and architectural enhancements.

Floor Plans

The proposed homes will range between 1,704 square feet to 2,307 square feet in area. Each home will have a minimum of 3 bedrooms and a 2 car garage.

Applicant's Justification

The applicant indicates only single story homes will be located within the R-1 zoned portion of the development. The applicant is requesting a single hammer head turnaround on the eastern side of the site, and is requesting a design review for a single hammer head design. The development directly to the east was approved with a hammer head design on a single street as well. The requested hammer head turnaround will be utilized by only 2 lots, each with 2 car garages and driveways for additional parking space. The total length of the drive aisle of the hammer head is only 147 feet. This will provide easy access to those 2 lots, including trash pick-up. Lastly, the overall design of the project has several access points which will allow appropriate circulation from various locations, which will ease any congestion on the east where the hammer head is proposed. The project also requires a design review for increased fill up to 72 inches where 36 inches is permitted. Due to the existing topography of the site and large grade difference, the increase is needed in order to develop and appropriately drain the site.

The applicant is requesting a waiver of internal streetlights within the development on the public streets. This waiver request has been approved on prior developments in the immediate area based on discussions with neighbors to keep the area as rural as possible. The applicant is also requesting a waiver to allow for attached sidewalks along Pebble Road where detached sidewalks are required. Many of the surrounding communities include attached sidewalks; therefore, making the request compatible with the surrounding area. A waiver is requested to allow for an increase to the maximum permitted height of a combined retaining wall and screen wall to 12 feet (6 foot screen wall and 6 foot retaining wall) where 9 feet is permitted along a portion of Grand Canyon Drive and Pebble Road. Due to the topography of this site, the additional wall height is required to proposed adequate retaining of the lots. Moreover, there are no existing homes to the west or north of the site where the increased wall height will be located. This same waiver is also being requested along portions of the eastern property line. To the east is an existing R-2 zoned single family development with similar wall heights. Therefore, this waiver request is harmonious and compatible with previously approved projects directly adjacent to the site. The waiver of development standards to eliminate the required landscaping between the R-1 zoned and R-2 zoned development only applies to the interior of the site; therefore, will not impact the existing homes adjacent to the site.

Finally, due to the series and height of retaining walls required to appropriately develop the site, the retaining walls are deemed to be treated as accessory structures, with the total area of the retaining walls being a maximum of 30 feet high. Therefore, the applicant is requesting a waiver to increase an accessory structure height (cumulative height) up to a maximum of 30 feet (24 foot retaining wall plus a 6 foot screen wall) where the maximum height permitted per Table

30.40-2 is 14 feet. Due to the overall topography in the area, the retaining walls are necessary for the development. The applicant has proposed a tiered design to soften the overall look of the wall for the surrounding residents rather than 1 large wall.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1025-05 (ET-0283-07)	First extension of time for the vacation of right-of-way - expired	Approved by PC	October 2007
ZC-1026-05	Reclassified the project site from an R-E to an R-E (RNP-I) zoning	Approved by BCC	October 2005
VS-1025-05	Vacated a portion of right-of-way being Park Street	Approved by PC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac), Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Open Lands	R-E, R-E (RNP-I) & R-2	Undeveloped, parcel with accessory structure (storage building), and undeveloped parcel recently approved for single family residential
South	Open Lands & Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Open Lands	R-2	Single family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-2	Undeveloped recently approved for single family residential

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

Related Applications

Application Number	Request
FM-23-500068	A tentative map for 34 single family residential lots is a companion item on this agenda.
VS-23-0240	A request to vacate and abandon patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

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

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

The applicant states the overall trend in the area is shifting toward R-2 zoned development as can be seen by the various existing and under construction R-2 zoned developments in the immediate area, including directly adjacent to the east. Southern Nevada is in need of additional housing due to the high influx of new residents moving to Las Vegas on a daily basis. The proposed development will provide additional housing to meet that demand. Moreover, the applicant is requesting to rezone the western side of the Site to R-1 zoning to sufficiently buffer the existing R-E zoned lots.

Immediately to the north of the proposed development, across Pebble Road, are undeveloped and partially developed parcels zoned R-E (RNP-I) with a planned land use of Ranch Estate Neighborhood. Furthermore, to the northeast of the proposed development is an undeveloped parcel that was reclassified to R-2 zoning via NZC-22-0222 by the Board of County Commissioners (BCC) in August 2022. This parcel has designated land uses of Ranch Estate Neighborhood, Low-Intensity Suburban Neighborhood, and Open Lands. To the east and southeast of the project site is an existing single family residential development on 15.7 acres with R-2 zoning and a planned land use of Open Lands. To the southwest of the project site is an existing single family residential development on 5 acres with R-E (RNP-I) zoning and a planned land use of Ranch Estate Neighborhood. To the west of the proposed subdivision, across Grand Canyon Drive, is an undeveloped parcel that was reclassified to R-2 zoning via NZC-22-0305 by the BCC in November 2022. This parcel has a designated land use of Low-Intensity Suburban Neighborhood. Therefore, staff finds there has been a change in trends and facts that have changed the character of the area, which makes the proposed request appropriate.

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

The applicant indicates the proposed project is appropriate and compatible with the surrounding properties and will not negatively impact the existing uses or surrounding property owners. There are several R-2 zoned developments in the area and larger lots are provided to buffer the R-E zoned to the south.

Immediately to the north of the proposed development, across Pebble Road, are undeveloped and partially developed parcels zoned R-E (RNP-I) with a planned land use of Ranch Estate Neighborhood. Furthermore, to the northeast of the proposed development, is an undeveloped parcel that was reclassified to R-2 zoning with a density of 3 dwelling units per acre. This parcel has designated land uses of Ranch Estate Neighborhood, Low-Intensity Suburban Neighborhood, and Open Lands. To the east and southeast of the project site is an existing single family residential development zoned R-2 with a density of 7.2 dwelling units per acre and a planned land use of Open Lands. To the southwest of the project site is an existing single family residential development zoned R-E (RNP-I) with a density of 2 dwelling units per acre and a planned land use of Ranch Estate Neighborhood. To the west of the proposed subdivision,

across Grand Canyon Drive, is an undeveloped parcel that was reclassified to R-2 zoning with a density of 5.9 dwelling units per acre. This parcel has a designated land use of Low-Intensity Suburban Neighborhood. The proposed single family residential development with R-1 zoning can be compatible with development in an R-E (RNP-I) zone if mitigation is provided such as transition lot sizes. The proposed R-1 zoned development is not providing mitigation to the adjacent R-E (RNP-I) residential development to the south. Therefore, the proposed development is not compatible with all existing land uses in the immediate area.

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

According to the applicant, the proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated and currently existing in the area. The proposed use will add very few students to the surrounding schools and will not impact the utilities already in place along the existing right of ways.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The school district has indicated this development would generate 6 additional elementary school students, 3 middle school students, and 5 high school students. Furthermore, the school district has indicated that Forbus Elementary School and Faiss Middle School are currently under capacity by 54 and 275 students, respectively. Sierra Vista High School is over capacity by 381 students.

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

The applicant states the project complies with Policy 1.1.1 of the Master Plan by encouraging various densities to provide a mix of housing types. Here, the project will provide additional housing and various lot sizes for future residents. Policy 1.1.2 encourages higher density housing in areas with access to existing high frequency transit and existing infrastructure. Here, the Site is located within walking distance to Fort Apache Road and Blue Diamond Road, both major right-of ways with access to public transportation. Furthermore, Policy 1.5.1 supports the protection of existing RNP areas. Here, the applicant has designed the project to ensure larger lots sit adjacent to the existing RNP homes to provide adequate buffering and protection.

The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 of the Master Plan which encourages a mix of housing options, product types, and unit sizes. However, the development does not comply in part with Policy 1.5.2 of the Master Plan which encourages the protection of established character and lifestyles associated with RNP areas by transitioning densities with larger lots adjacent to RNP properties.

Summary

Zone Changes

Staff finds that there has been changes in law, policies, trends, or facts that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate. However, the proposed R-1 zoned single family residential development does not provide an adequate transition from, and is not compatible in density or intensity with, the existing R-E (RNP-I) single family residential development to the south. Furthermore, since staff is not supporting the waivers of development standards and design reviews associated with this request, staff cannot support the nonconforming zone boundary amendments.

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 the topography of the project site warrants an increase to the combined screen wall/retaining wall height along Pebble Road. However, since staff is not supporting the nonconforming zone boundary amendment, waivers of development standards, and design reviews associated with this request, staff cannot support this request.

Waiver of Development Standards #2

Staff recognizes the topographical issues of the project site. However, the combined screen wall/retaining walls associated with the approved and existing residential developments within the immediate area have never exceeded a maximum height of 12 feet. Staff finds the increase in wall height is not compatible with the surrounding area and adjacent single family residential development; therefore, staff recommends denial.

Waiver of Development Standards #3

The intent of the detached sidewalk requirement is to ensure a proper buffer exists between the sidewalk and the adjacent public street, Pebble Road. The proposed single family residential development has approximately 990 linear feet street frontage along Pebble Road. Although there are not any detached sidewalks along Pebble Road within the immediate area, the area along Pebble Road is not developing in a rural manner and staff finds eliminating the detached sidewalk requirement along the public right-of-way contradicts the Master Plan which encourages pedestrian safety and a walkable environment. The request for alternative landscaping, consisting of a 6 foot wide landscape area with an attached sidewalk adjacent to Pebble Road, is a self-imposed burden; therefore, staff cannot support this request.

Waiver of Development Standards #4

The intent to require landscaping adjacent to a less intensive residential use is to mitigate the impact a higher density residential use may have on the adjacent properties. Staff finds the

request to eliminate the required landscaping between the R-1 zoned and R-2 zoned single family subdivisions should not impact the proposed development and the surrounding properties and land uses. However, since staff is not supporting the zone change, the waivers of development standards, and the design reviews, staff cannot support this request.

Design Review #1

Staff finds Lot 27 through Lot 32 along the southern boundary of the R-1 zoned portion of the project, measuring between 7,500 square feet to 7,967 square feet in area, are not an appropriate buffer between the proposed development and the R-E (RNP-I) zoned single family residential development immediately to the south. Larger lots should be provided along the southwest property line to protect the adjacent R-E (RNP-I) zoned development. Therefore, if approved, staff recommends a condition to consolidate Lot 27 through Lot 32, as depicted on the site plan, into 4 lots with a minimum area of 11,000 square feet each. Policy 1.3.4 of the Master Plan aims to seek opportunities to connect new and existing neighborhoods with sidewalks where "stubs" exist. Furthermore, policy 1.3.4 aims to avoid "walling off" neighborhoods except in locations where noise or other characteristics of adjacent uses impact neighborhood livability. Staff finds the design of the proposed R-1 zoned and R-2 zoned single family residential development is impractical as an east/west public street connection can be provided between the 2 subdivisions. Furthermore, since staff is not supporting the associated nonconforming zone boundary amendment, waivers of development standards, and the design review for the hammerhead design, staff recommends denial of this request.

Design Review #2

Staff is concerned with the proposed hammerhead design being utilized for the termination of the public street within the subdivision. The hammerhead design encourages additional on-street parking, making it difficult for vehicular maneuverability within the cul-de-sac. The hammerhead design potentially impedes vehicular maneuverability and access for emergency vehicles within the portion of the subdivision servicing Lots 8 and 9 (easternmost lots within the R-2 zoned portion of the project). Staff finds the applicant has not provided compelling justification for the proposed street design; therefore, cannot support this request.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to not install streetlights on the internal street of this project. Streetlights not only provide safety for pedestrians and motorists, but they assist in improving security; therefore, staff cannot support this request.

Design Review #3

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 19, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Resolution of Intent to complete in 4 years;
- Single story homes within the R-1 zoned portion of the development;
- Consolidate Lot 27 through Lot 32, as depicted on the site plan, into 4 lots with a minimum area of 11,000 square feet each;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a master plan amendment and zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Install conduit and pull boxes for streetlights;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet to 40 feet for Pebble Road adjacent to APN 176-19-501-003.
- 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 dedication to back of curb and vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0214-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AIMEE ELIZABETH ENGLISH

CONTACT: AIMEE ENGLISH, TRITON ENGINEERING, 6765 W. RUSSELL ROAD
SUITE 200, LAS VEGAS, NV 89118



LAND USE APPLICATION 1A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="margin-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><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="margin-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="margin-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="margin-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>N26-23-0239</u> DATE FILED: <u>5/4/23</u></p> <p>PLANNER ASSIGNED: <u>MND</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>6/14/23</u></p> <p>PC MEETING DATE: <u>6/20/23 @ 7:00 P.M.</u> e <u>6:00 P.M.</u></p> <p>BCC MEETING DATE: <u>7/19/23 @ 9:00 A.M.</u></p> <p>FEE: <u>\$3,375.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>CIRCLE Q RANCH LLC, CIRCLE Q RANCH II, LLC, CIRCLE Q RANCH III, LLC</u></p> <p>ADDRESS: <u>125 Cassia Way</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u></p> <p>TELEPHONE: <u>702-568-7000</u> CELL: _____</p> <p>E-MAIL: <u>kay@stamnursery.com</u></p>
	APPLICANT	<p>NAME: <u>Century Communities</u> Attn: <u>Joe Genovese</u></p> <p>ADDRESS: <u>6345 S. Jones Blvd, Ste 400</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702.330.4694</u> CELL: _____</p> <p>E-MAIL: <u>joe.genovese@centurycommunities.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Triton Engineering</u> Attn: <u>Aimee English</u></p> <p>ADDRESS: <u>6757 W. Charleston Blvd Ste#B</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u></p> <p>TELEPHONE: <u>702-254-1480</u> CELL: _____</p> <p>E-MAIL: <u>aenglish@tritoneng.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-19-501-001, 002 & 003

PROPERTY ADDRESS and/or CROSS STREETS: Park Street and Pebble Road

PROJECT DESCRIPTION: To develop a 29 lot single family residential community

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

[Signature] Craig Keough, Managing Member
 Property Owner (Signature)* Property Owner (Print)

STATE OF NV
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12/25/21 (DATE)
 By Craig Keough
 NOTARY PUBLIC: [Signature]



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



ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN

sallen@kcnvlaw.com
702.792.7045

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel 702.792.7000
Fax 702.792.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel 775.852.3900
Fax 775.327.2011

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

April 11, 2023

N20-23-0239

VIA ONLINE SUBMITTAL

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

PLANNER
COPY

Re: *Compelling Justification Letter – Nonconforming Zone Change, Design Review, Waivers and Tentative Map Century Communities APNs: 176-19-501-001 through 003*

To Whom It May Concern:

Please be advised our office represents Century Communities (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 6.5 acres at the southeast corner of Pebble Road and Grand Canyon Drive. The property is more particularly described as Assessor’s Parcel Numbers 176-19-501-001 through 003 (the “Site”). The Applicant is requesting a nonconforming zone change to R-1 and R-2, a design review, waiver and tentative map to allow for a 34 lot single family residential development.

The Site fronts onto Pebble to the north, Grand Canyon to the west and is adjacent to R-2 single family to the east and R-E single family to the south. The Applicant has designed the project to ensure appropriate buffering is provided to the R-E homes to the south, as discussed in more detail below.

Nonconforming Zone Change

The Site is zoned R-E and master planned RN. This request for a zone change to R-1 on the western portion of the Site and R-2 on the eastern side of the Site satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

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

The overall trend in the area is shifting toward R-2 development as can be seen by the various existing and under construction R-2 developments in the immediate area, including directly adjacent to the east. Southern Nevada is in need of additional housing due to the high influx of new residents moving to Las Vegas on a daily basis. The proposed development will provide additional housing to meet that demand. Moreover, the Applicant is requesting to rezone the western side of the Site to R-1 only to sufficiently buffer the existing R-E lots.

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

The proposed project is appropriate and compatible with the surrounding properties and will not negatively impact the existing uses or surrounding property owners. There are several R-2 developments in the area and larger lots are provided to buffer the R-E to the south.

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

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated and currently existing in the area. The proposed use will add very few students to the surrounding schools and will not impact the utilities already in place along the existing right of ways.

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

Policy 1.1.1 encourages various densities to provide a mix of housing types. Here, the project will provide additional housing and various lot sizes for future residents.

Policy 1.1.2 encourages higher density housing in areas with access to existing high-frequency transit and existing infrastructure. Here, the Site is located within walking distance to Fort Apache and Blue Diamond, both major right of ways with access to public transportation.

Policy 1.5.1 supports the protection of existing RNP areas. Here, the Applicant has designed the project to ensure larger lots sit adjacent to the existing RNP homes to provide adequate buffering and protection.

Design Review and Tentative Map

While a single project, the Applicant is requesting R-1 lots on the west and R-2 lots on the east. The Applicant is requesting a design review and tentative map for a 34 lot single family residential development with an overall density of 4.73 lots per acre, significantly lower than the allowable 8 lots per acre under the requested zoning of R-2 on the east. Lot sizes range from

3,881 square feet to 12,452 square feet. As noted above, the Applicant has provided R-1 lots no smaller than 7,500 square feet on the western portion of the Site adjacent to the existing R-E residential, similar to how other R-2 developments in the area buffered the RNP homes. The Applicant has gone a step further to request the R-1 zoning designation for those lots. Additionally, the R-1 homes will be all single story. The smaller lots are all located east of Park Street, adjacent to similar sized lots in the R-2 development. The homes east of Park will be two story.

Access to the Site is proposed from Grand Canyon on the west and Pebble Road to the north. Additionally, there is a cul-de-sac provided to the south from Park Street. The Applicant has included a single hammer head turnaround on the eastern side of the Site, and is requesting a design review for a single hammer head design. The development directly to the east was approved with a hammer head design on a single street as well. The requested hammer head turnaround will be utilized by only 2 lots, each with two car garages and driveways for additional parking space. The total length of the drive aisle of the hammer head is only 147-feet. This will provide easy access to those two lots, including trash pick-up. Lastly, the overall design of the project has several access points which will allow appropriate circulation from various locations, which will ease any congestion on the east where the hammer head is proposed.

The project also requires a design review for increased fill up to 72-inches where 36-inches is permitted. Due to the existing topography of the Site and large grade difference, the increase is needed in order to develop and appropriately drain the Site.

Waiver of Development Standards

The Applicant is requesting a waiver of internal street lights within the development on the public streets. This waiver request has been approved on prior developments in the immediate area based on discussions with neighbors to keep the area as rural as possible.

The Applicant is also requesting a waiver to allow for attached sidewalks along Pebble where detached sidewalks are required. Many of the surrounding communities include attached sidewalks, therefore making the request compatible with the surrounding area.

The Applicant is also requesting a waiver to allow for an increase to the maximum permitted height of a combined retaining wall and screen wall to 12-feet (6-foot screen wall and 6-foot retaining wall) where 9-feet is permitted along a portion of Grand Canyon Drive and Pebble Road (see street sections A3 and C3). Due to the topography of this Site, the additional wall height is required to proposed adequate retaining of the lots. Moreover, there are no existing homes to the west or north of the Site where the increased wall height will be located. This same waiver is also being requested along portions of the eastern property line. To the east is an existing R-2 single family development with similar wall heights. Therefore, this waiver request is harmonious and compatible with previously approved projects directly adjacent to the Site.

The Applicant is requesting a waiver to the required landscaping between the R-2 and R-1 portion of this Site pursuant to Figure 30.64-11. The waiver applies internally to the Site only, and will therefore not impact the existing homes adjacent to the Site.

Finally, due to the series and height of retaining walls required to appropriately develop the Site, the retaining walls are deemed to be treated as accessory structures, with the total area of the retaining walls being a maximum of 30-feet high. Therefore, the Applicant is requesting a waiver to increase an accessory structure height (cumulative height) up to a maximum of 30-feet (24' retaining wall plus a 6' screen wall) where the maximum height permitted per Table 30.40-2 is 14'feet. Due to the overall topography in the area, the retaining walls are necessary for the development. The Applicant has proposed a tiered design to soften the overall look of the wall for the surrounding residents rather than one large wall. This request also requires a waiver to reduce the separation between accessory structures (tiers 2 through 4) to 5' where a minimum of 6' is required per Table 30.40-2. The distance reduction between the retaining walls will not affect the surrounding developments and applies only to the distances between the retaining walls themselves.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or need additional information.

Sincerely,

KAEMPFER CROWELL



Stephanie H. Allen

SHA/adb

06/20/23 PC AGENDA SHEET

RIGHT-OF-WAY & EASEMENTS
(TITLE 30)

GRAND CANYON DR/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0240-CIRCLE Q RANCH II, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment), and between Grand Canyon Drive and Blanco Vista Street (alignment); a portion of right-of-way being Park Street located between Pebble Road and Raven Avenue (alignment); and a portion of a right-of-way being Grand Canyon Drive located between Pebble Road and Raven Avenue (alignment) within Enterprise (description on file). JJ/md/syp
(For possible action)

RELATED INFORMATION:

APN:

176-19-501-001 through 176-19-501-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements along the south and west portions of APN 176-19-501-001, located at the west portion of the development adjacent to Grand Canyon Drive and Pebble Road. A 3 foot wide patent easement will also be vacated along the north side of this parcel, along Pebble Road. Additional patent easements measuring 33 feet in width will also be vacated along the east, west, and south sides of APN 176-19-501-003, located at the east portion of the development. A 30 foot wide portion of right-of-way, being Park Street, located between APNs 176-19-501-002 and 176-19-500-003, will also be vacated with this application, as well as a 5 foot wide portion of Grand Canyon Drive. The patent easements are no longer necessary for right-of-way or utility purposes. The vacation of the patent easements and rights-of-way are necessary to facilitate the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1025-05 (ET-0283-07)	First extension of time for the vacation of right-of-way - expired	Approved by PC	October 2007
ZC-1026-05	Reclassified the project site from an R-E to an R-E (RNP-I) zoning	Approved by BCC	October 2005

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1025-05	Vacated a portion of right-of-way being Park Street - expired	Approved by PC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac), Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Open Lands	R-E, R-E (RNP-I) & R-2	Undeveloped, parcel with accessory structure (storage building), and undeveloped parcel recently approved for single family residential
South	Open Lands & Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Open Lands	R-2	Single family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-2	Undeveloped recently approved for single family residential

Related Applications

Application Number	Request
NZC-23-0239	A nonconforming zone change to reclassify 7.3 acres from an R-E (RNP-I) to an R-1 zone and R-2 zone for a proposed single family residential development is a companion item on this agenda.
TM-23-500068	A tentative map for 34 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 and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 19, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet to 40 feet for Pebble Road adjacent to APN 176-19-501-003;
- 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, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AIMEE ELIZABETH ENGLISH

CONTACT: AIMEE ENGLISH, TRITON ENGINEERING, 6765 W. RUSSELL ROAD
SUITE 200, LAS VEGAS, NV 89118



VACATION APPLICATION

2A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0240</u> DATE FILED: <u>5/4/23</u>
		PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>6/14/23</u> PC MEETING DATE: <u>6/20/23 @ 7:00 PM.</u> @ <u>6:00 PM</u> BCC MEETING DATE: <u>7/19/23 @ 9:00 AM.</u> FEE: <u>\$825.00</u>

PROPERTY OWNER	NAME: <u>CIRCLE Q RANCH LLC, CIRCLE Q RANCH II, LLC & CIRCLE Q RANCH III, LLC</u>
	ADDRESS: <u>125 Cassia Way</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: <u>702-568-7000</u> CELL: _____
	E-MAIL: <u>kay@starnursery.com</u>

APPLICANT	NAME: <u>Century Communities</u> Attn: <u>Joe Genovese</u>
	ADDRESS: <u>6345 S. Jones Blvd, Ste 400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.330.4694</u> CELL: _____
	E-MAIL: <u>joe.genovese@centurycommunities.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Triton Engineering</u> Attn: <u>Aimee English</u>
	ADDRESS: <u>6757 W. Charleston Blvd Ste#B</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-254-1480</u> CELL: _____
	E-MAIL: <u>aenglish@tritoneng.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-19-501-001, 002 & 003

PROPERTY ADDRESS and/or CROSS STREETS: Park Street and Pebble Road

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)*

Craig Keough, managing member
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 12/15/21 (DATE)
 By Craig Keough
 NOTARY PUBLIC: [Signature]



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



February 2, 2023

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

**Subject: VACATION LETTER – CENTURY COMMUNITIES, - Pebble and Park
APN #175-19-501-001, 002 & 003**

As representatives of Century Communities, we respectfully request your consideration of the attached requests for Vacation application to accompany our Tentative Map and Zone change submittal. The subject property is located within incorporated Clark County. The proposed site is located on the Southwest corner of Pebble Road and Grand Canyon Drive.

We are requesting to vacate the following:

- Patent easements for the following parcels 176-19-501-001, 002 & 003
- 30' ft of Public Right of Way on Park Street and 5' ft of Public Right of Way on Grand Canyon Drive

The site is currently undeveloped and is proposing a 35-lot single family attached residential development. To fully develop the parcel, the easements are no longer needed. Access to the parcel will be from Pebble Road and Grand Canyon Drive. The vacation and abandonment of the right-of-way along Grand Canyon Drive is necessary to accommodate the detached sidewalk. The vacation of the right-of-way being Park Street is necessary to develop the site, including the terminating cul-de-sac bulb.

Should there be any questions or require additional information please contact me at 702.254.1480.

Sincerely,

Aimee English
Project Coordinator

PLANNER
COPY

06/20/23 PC AGENDA SHEET

PEBBLE & PARK
(TITLE 30)

GRAND CANYON DR/PEBBLE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500068-CIRCLE O RANCH II, LLC:

TENTATIVE MAP consisting of 34 residential lots and common lots on 7.3 acres in an R-1 (Single Family Residential) Zone and an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Grand Canyon Drive and the south side of Pebble Road within Enterprise. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-19-501-001 through 176-19-501-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8920 S. Grand Canyon Drive & 9725 W. Pebble Road
- Site Acreage: 7.3
- Number of Lots: 18 (R-1 zoned portion) / 16 (R-2 zoned portion)
- Density (du/ac): 4 (R-1 zoned portion) / 6.1 (R-2 zoned portion)
- Minimum/Maximum Lot Size (square feet): 7,224/12,452 (R-1 zoned portion) / 3,881/5,682 (R-2 zoned portion)
- Project Type: Single family residential development

Site Plans

APNs 176-19-501-001 & 002 (west portion of project site)

The plans depict a single family residential development consisting of 18 lots on 4.6 acres with a density of 4 dwelling units per acre. The minimum and maximum lot sizes are 7,224 square feet and 12,452 square feet, respectively. The primary ingress and egress to the proposed development is via an internal 49 foot wide east/west public street (Avenue "A") that connects to Grand Canyon Drive. A 5 foot wide attached sidewalk is located on the north and south sides of the public street. The public street consists of a roundabout (traffic circle) measuring up to 75 feet in width, located 7 lots to the east of Grand Canyon Drive [between Lot 19 and Lot 20 (north side); and Lot 33 and Lot 34 (south side)], and terminates into a stub street located between common element "D" and Lot 17, which is the boundary of the R-1 and R-2 zoning districts. A 5 foot wide detached sidewalk is proposed along Grand Canyon Drive. A 5 foot wide attached sidewalk is proposed along Pebble Road in lieu of the required detached sidewalk, necessitating a waiver of development standards. The proposed subdivision will not connect to the single

family development located immediately to the east. There is approximately 13 feet of open area between the stub street in the R-1 zoned portion of the subdivision and the stub street in the R-2 zoned portion of the subdivision. A portion of Park Street is proposed to be vacated (VS-23-0240) and the remaining portion of Park Street (public) will terminate in a north/south cul-de-sac bulb at the southeast corner of the development, adjacent to common element "D". A 5 foot wide attached sidewalk is proposed around the cul-de-sac bulb. A waiver of development standards to eliminate the requirement for streetlights is also a part of this request. A design review is requested to increase finished grade up to a maximum of 72 inches within the interior of the development, due to the steep topography of the site.

APN 176-19-501-003 (east portion of project site)

The plans depict a single family residential development consisting of 16 lots on 2.7 acres with a density of 6.1 dwelling units per acre. The minimum and maximum lot sizes are 3,881 square feet and 5,682 square feet, respectively. The primary ingress and egress to the proposed development is via an internal 47 foot wide north/south public street (Street "C") that connects to Pebble Road. The north/south public street connects to an internal 49 foot wide east/west public street (Avenue "B"). Avenue "B" terminates as a stub street (13 feet to the east of the stub street in the R-1 zoned portion of the project) and a hammerhead street design at the west and east portions of the development, respectively. The hammerhead street design at the east portion of the development, between Lots 8 and 9, requires a design review. Both internal public streets feature 5 foot wide attached sidewalks. A design review is requested to increase finished grade up to a maximum of 72 inches within the interior of the development, due to the steep topography of the site.

Landscaping

The plans depict a 15 foot wide landscape area behind a 5 foot wide detached sidewalk, along Grand Canyon Drive. A 6 foot wide landscape area, including a 5 foot wide attached sidewalk, is proposed adjacent to Pebble Road. A landscape area (common element "D"), ranging between 6 feet to 45 feet in width, is located adjacent to Park Street. Trees, shrubs, and groundcover are included within the street landscape areas.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1025-05 (ET-0283-07)	First extension of time for the vacation of right-of-way - expired	Approved by PC	October 2007
ZC-1026-05	Reclassified the project site from an R-E to an R-E (RNP-I) zoning	Approved by BCC	October 2005
VS-1025-05	Vacated a portion of right-of-way being Park Street - expired	Approved by PC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac), Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Open Lands	R-E, R-E (RNP-I) & R-2	Undeveloped, parcel with accessory structure (storage building), and undeveloped parcel recently approved for single family residential

Surrounding Land Use

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

Related Applications

Application Number	Request
NZC-23-0239	A nonconforming zone change to reclassify 7.3 acres from an R-E (RNP-I) to an R-1 and R-2 zone for a proposed single family residential development is a companion item on this agenda.
VS-23-0240	A request to vacate and abandon patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of NZC-23-0239. However, since staff is not supporting NZC-23-0239, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 19, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Install conduit and pull boxes for streetlights;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet to 40 feet for Pebble Road adjacent to APN 176-19-501-003.
- 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 dedication to back of curb and vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Comprehensive Planning - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0214-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AIMEE ELIZABETH ENGLISH

CONTACT: AIMEE ENGLISH, TRITON ENGINEERING, 6765 W. RUSSELL ROAD SUITE 200, LAS VEGAS, NV 89118

06/20/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

SOUTHERN HIGHLANDS PKWY/DANCING WINDS PL

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700012-WIGWAM-PARVIN LIMITED PARTNERSHIP:

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 3.3 acres.

Generally located on the east side of Southern Highlands Parkway, 350 feet south of Dancing Winds Place (alignment) within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

191-05-401-008

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.3

Applicant's Justification

The applicant states the request is consistent with the surrounding area. Adjacent properties to the south are zoned H-1 and R-5 which are the most intense residential zoning districts in the County. Adjacent properties to the north are zoned C-2 which allows the most intense commercial uses. The site is also located next to 2 highly trafficked corridors being I-15 to the east and Southern Highlands Parkway to the west. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0028	Vacated and abandoned government patent easements and a portion of right-of-way being Southern Highlands Parkway – expired	Approved by PC	March 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0130-17	Reclassified the site to R-3 zoning for an assisted living/congregate care facility, with a waiver of development standards to increase building height to 46 feet	Approved by BCC	April 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Tavern, veterinary hospital, & office building
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	H-1	Multiple family residential
East	Entertainment Mixed-Use	R-4 & H-1	I-1's & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

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

Related Applications

Application Number	Request
ZC-23-0233	Zone change to reclassify the site to R-4 zoning; with a use permit for senior housing; waivers of development standards for increased building height and reduced throat depth, and design reviews for senior housing and alternative parking lot landscaping is a companion item on this agenda.
VS-23-0234	A request to vacate and abandon government patent easements, a perpetual easement, and a portion of right-of-way being Southern Highlands Parkway is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Compact Neighborhood (CN) (up to 18 du/ac) to Urban Neighborhood (UN) (greater than 18 du/ac). Intended primary land uses in the proposed Urban Neighborhood land use designation include single family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multiple family. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities.

Staff finds the request for the Urban Neighborhood (UN) land use designation appropriate for this location. Although the adjacent properties to the north and south are planned for Mid-Intensity Suburban Neighborhood uses, the properties to the north are zoned C-2 and developed with commercial uses, and the properties to the south are zoned H-1 and R-5 and developed with

multi-family uses. Both H-1 and R-5 zoning allow a maximum density of 50 du/ac per Title 30, which are densities consistent with the proposed UN land use designation.

Additionally, the subject site is adjacent to I-15 to the east and Southern Highlands Parkway to the west, an arterial street, which are both major transportation corridors. The Master Plan encourages higher density uses, such as those intended in the UN land use designation, to be located along major streets and near existing services.

Furthermore, Southern Highlands Parkway, and the significant street and median landscaping located within the right-of-way, provides a buffer from the single family residential uses located to the west. The Master Plan states that a main characteristic of the UN land use designation is having direct access to retail, offices, and commercial services. The proposed UN land use designation allows for a higher density of residential to be located adjacent to the C-2 zoned properties to the north. Therefore, the request is consistent with Policy 1.3.3 of the Master Plan which encourages the integration of restaurants, medical offices, and other daily needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 19, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0413-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: OVATION DESIGN AND DEVELOPMENT

CONTACT: JAN GOYER, OVATION DESIGN AND DEVELOPMENT, 6021 S. FORT APACHE ROAD #100, LAS VEGAS, NV 89148

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE ENTERPRISE LAND USE PLAN MAP OF
THE CLARK COUNTY MASTER PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on June 20, 2023, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does adopt and amend the Enterprise Land Use Plan Map by:

PA-23-700012 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 191-05-401-008 from Compact Neighborhood (CN) to Urban Neighborhood (UN). Generally located on the east side of Southern Highlands Parkway, 350 feet south of Dancing Winds Place (alignment).

PASSED, APPROVED, AND ADOPTED this 20th day of June, 2023.

CLARK COUNTY PLANNING COMMISSION

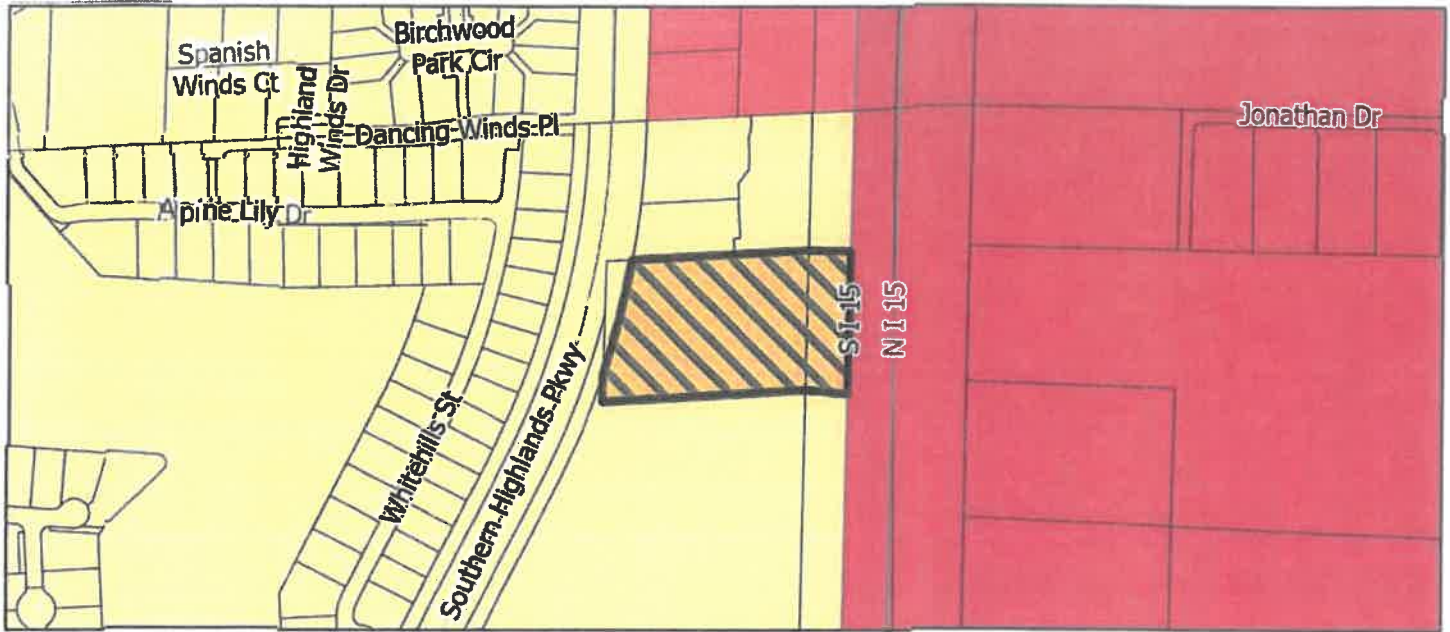
By: _____
STEVEN D. KIRK, CHAIR

ATTEST:

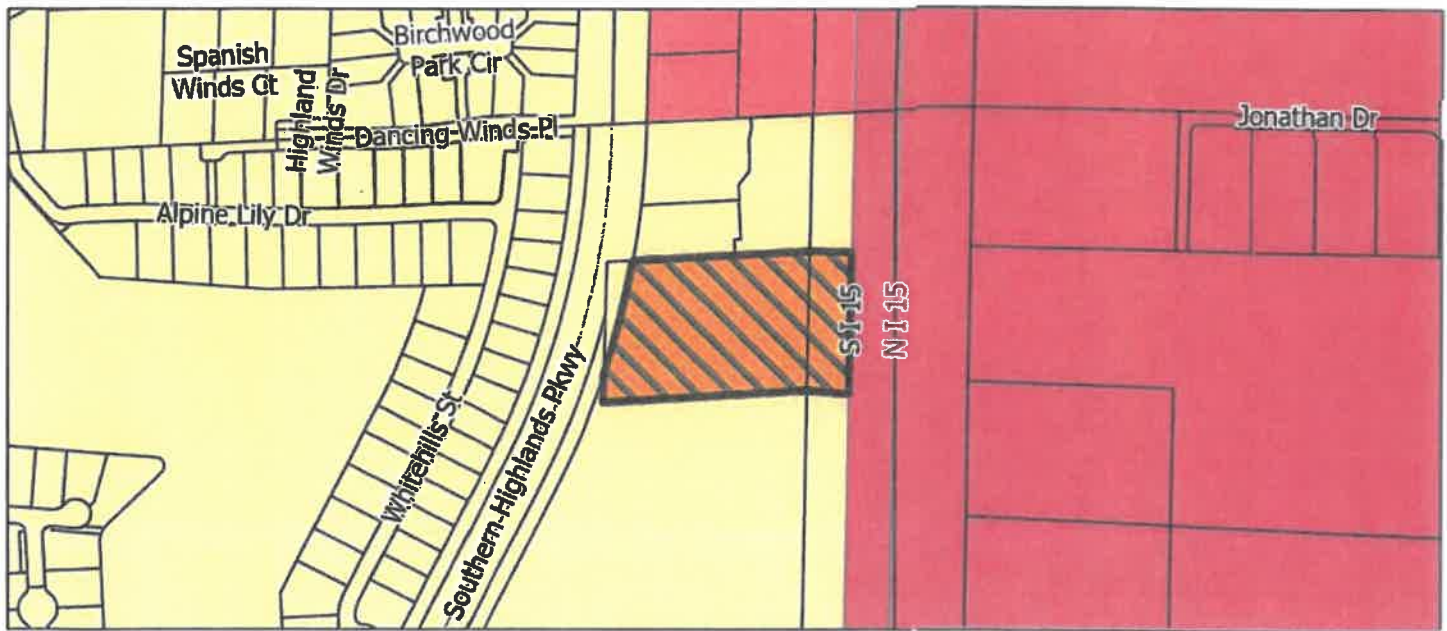
NANCY AMUNDSEN
EXECUTIVE SECRETARY

Planned Land Use Amendment PA-23-700012

DRAFT



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

- Planning Areas

Requested Area To Change

Enterprise Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.





MASTER PLAN AMENDMENT APPLICATION

4A

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE	APP. NUMBER: <u>PA-23-700012</u>	DATE FILED: <u>4-27-23</u>
	<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT	PLANNER ASSIGNED: <u>GRC</u>
STAFF	PC MEETING DATE: <u>7-4-23 (6-20-23)</u>	TABICAC MTG DATE: <u>6-14-23</u>
	BCC MEETING DATE: <u>7-19-23</u>	
	TRAILS? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	FEE: <u>\$2,700</u>	

PROPERTY OWNER	NAME: <u>Wigwam-Parvin Limited Partnership</u>
	ADDRESS: <u>6021 S. Fort Apache Road #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u>
	E-MAIL: <u>jang@ovationdev.com</u> REF CONTACT ID #: <u>208832</u>

APPLICANT	NAME: <u>Ovation Design and Development -- Jan Goyer</u>
	ADDRESS: <u>6021 S. Fort Apache Road #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u>
	E-MAIL: <u>jang@ovationdev.com</u> REF CONTACT ID #: <u>208832</u>

CORRESPONDENT	NAME: <u>Ovation Design and Development -- Jan Goyer</u>
	ADDRESS: <u>6021 S. Fort Apache Road #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-990-2325/cell 702-580-9036</u> CELL: <u>702-580-9036</u>
	E-MAIL: <u>jang@ovationdev.com</u> REF CONTACT ID #: <u>208832</u>

ASSESSOR'S PARCEL NUMBER(S): 191-05-401-008

CURRENT LAND USE PLAN DESIGNATION: Compact Neighborhood (CN)

REQUESTED LAND USE PLAN DESIGNATION: Urban Neighborhood (UN)

PROPERTY ADDRESS and/or CROSS STREETS: Southern Highlands Parkway & So. I-15

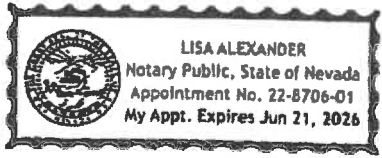
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Reinier Santana
 Property Owner (Signature)*
 Nevada
 STATE OF
 COUNTY OF Clark

Reinier Santana
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON December 13, 2022 (DATE)
 By Reinier Santana

NOTARY PUBLIC: Lisa Alexander



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kcmv.com
702.693.4215

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.792.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3000
Fax: 775.327.2011

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

April 3, 2023

VIA UPLOAD

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

PA-23-700012

**Re: Justification Letter – Master Plan Amendment from CN to UN
Ovation Contracting - APN: 191-05-401-008**

To Whom It May Concern:

Please be advised our office represents Ovation Contracting (the “Applicant”) in the above-referenced matter. The Applicant is seeking to develop approximately 3.25 acres located between I-15 and Southern Highlands Parkway south of Dancing Winds Place. The property is more particularly described as APN: 191-05-401-008 (the “Site”). The Applicant is requesting a master plan amendment from Compact Neighborhood (CN) to Urban Neighborhood (UN). Also submitted concurrent with this request, the Applicant is proposing a zone change to R-4 to develop a multi-family age restricted (senior) housing development with associated waivers of development standards.

Master Plan Amendment:

The Land Use Plan designation for the Site is CN and the zoning is R-3. A change of the land use plan to UN request satisfies the requirements set forth in Table 30.12-3(h):

- 1. The proposed amendment is consistent with the overall intent of the Master Plan:**

The Site is planned CN which generally contemplates multi-family development. The Site is also zoned R-3, which allows a density of up to 18 dwelling units per acre. However, the Site is in between more dense and intense uses and zoning districts. While the properties to the south are planned Mid-Intensity Suburban Neighborhood (MN), the properties are zoned H-1 and R-5 which permit the most intense residential zoning districts in the County. The properties to the north are zoned C-2, which allows the most intense commercial uses, and planned a combination of Corridor Mixed-Use (CM) and Mid-Intensity Suburban Neighborhood (MN), even though the underlying zoning is C-2. Additionally, the Site is in between two busy trafficked corridors being the I-15, to the east, and Southern Highlands Parkway, to the west. Therefore, a change to UN is consistent with existing developments.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to UN meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies including specifically the following:

- Policy 1.3.2 encourages a mix of housing options – both product types and unit sizes – within larger neighborhoods and multi-family developments. Here, the proposed multi-family development is age restricted (senior housing). Age restricted (senior) housing is in high demand and the added product mix will be beneficial for not only the entire valley but specifically for the area.

3. The proposed amendment is compatible with the surrounding area:

The Site is currently zoned R-3 which is a zoning district that already contemplates a multi-family use with a density up to 18 dwelling units per acre permitted and for a senior multi-family development the allowed density 22 dwelling units per acre is allowed. Here, the Site is located near intense commercial zoned properties and H-1 and R-5 zoned properties that permit greater allowed multi-family density than the current R-3 zoned district. Therefore, a change to UN allows for the same intensity and density as what already exists in the area. Also, the intensity and density of a multi-family development is appropriate for the area.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

The master plan amendment also meets the more specific Enterprise Goals and Policies including the following policies:

- Policy EN-1.1 encourages the preservation of contiguous and uniform neighborhoods through the development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses. Here, the Site is an infill property and the proposed residential multi-family senior housing development is not near any less intense uses and densities. Also, the proposed development is adjacent to the Southern Highlands master plan and will incorporate and preserve the existing development standards.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The proposed master plan amendment to UN meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies including specifically the following:



- Policy 1.1.2 encourages a concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Here, the Site is near I-15 and located on Southern Highlands Parkway which are major high-frequency transit corridors.

6. The proposed amendment will not have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Water and sewer utilities are located near the Site and the Applicant will provide the necessary infrastructure connecting the existing utilities to the Site. The Site is located on Southern Highlands Parkway, a 100-foot right-of-ways, and, in addition, is adjacent to the I-15. Finally, the Applicant will mitigate any impacts the proposed development may have.

7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:

The proposed amendment will not cause any detriment to public health, safety and general welfare to the people of Clark County. There is a serious need for additional housing opportunities. This project, a proposed age restricted (senior) housing development, will be a benefit not a detriment to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Therefore, a master plan amendment to UN is appropriate as the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

AJC/jmd

06/20/23 PC AGENDA SHEET

SENIOR HOUSING
(TITLE 30)

SOUTHERN HIGHLANDS PKWY/DANCING WINDS PL

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0233-DAISY MAE LAND HOLDINGS, LLC:

ZONE CHANGE to reclassify 3.3 acres from an R-3 (Multiple Family Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

USE PERMIT for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce throat depth.

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

Generally located on the east side of Southern Highlands Parkway, 350 feet south of Dancing Winds Place (alignment) within Enterprise. JJ/jor/syp (For possible action)

RELATED INFORMATION:

APN:

191-05-401-008

USE PERMIT:

Allow senior housing within a proposed multiple family residential development.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the proposed building height to 39 feet, 6 inches where 35 feet is the maximum allowed per Table 30.40-3. (a 13% increase).
2. Reduce the throat depth to 49 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 51% decrease).

DESIGN REVIEWS:

1. Multiple family residential development for senior housing.
2. Alternative parking lot landscaping.

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 3.3
- Density (du/ac): 38
- Proposed Units: 124
- Project Type: Proposed senior housing within a multiple family development
- Number of Stories: 3 stories (maximum)
- Building Height (feet): 39 feet, 6 inches (maximum)
- Square Feet: 186,636
- Open Space Required/Provided: 12,400/23,500
- Parking Required/Provided: 124/133

History and Request

ZC-0130-17 was previously approved and reclassified the site to R-3 zoning; however, the proposed congregate care facility did not commence. In 2022, NZC-22-0149 was a proposed nonconforming zone change to reclassify the site from R-3 zoning to R-5 zoning for a multiple family residential development (109 units). This application was withdrawn without prejudice by the applicant at the July 2022 Board of County Commission meeting.

Today, there is a proposed plan amendment (PA-23-700012) which is a companion item to this application. The request is to redesignate the existing planned land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN). This application also includes a request to reclassify the site from R-3 zoning to R-4 zoning for a proposed multiple family residential development for senior housing only. This application also includes waivers to increase the proposed building height to 39 feet, 6 inches where 35 feet is the maximum allowed per Table 30.40-3, and a waiver to reduce the throat depth to 49 feet where 100 feet is required per Uniform Standard Drawing 222.1. Lastly, a design review is required for the overall project and to address alternative parking lot landscaping for the development.

Site Plan

The site plan depicts a proposed multiple family residential development for senior housing. The building is centrally located on the parcel, with the front facing Southern Highlands Parkway. Access to the site is via 1 driveway on the southwest corner of the site, which leads to a 25 foot wide drive aisle which circulates around the entire building. There is an emergency exit only (crash gate) on the northwest corner of the subject parcel. The plan provides parking around the entire perimeter of the site. In addition, the applicant provided garage spaces with lifts (Stacker Garages) on the north, west, and south face elevations of the building; therefore, 133 parking spaces are provided where 124 parking spaces are required. The proposed building is set back 87 feet from the west property line adjacent to Southern Highlands Parkway, 39 feet from the south property line, 65 feet from the east property line, and 61 feet from the north property line. Lastly, the applicant is providing 23,500 square feet of open space where 12,400 is required. There is an 18,000 square foot open courtyard in the center of the complex with a swimming pool. There are additional gathering spaces for the residents to utilize throughout the proposed senior housing development.

Landscaping

There is an existing landscape area with meandering detached sidewalks along the west property line. The submitted landscape plan shows a 4.5 foot wide landscape planter along the south

property line with trees spaced every 15 feet. There will be a 6 foot wide landscape planter along the west property line with trees spaced every 27 feet. The north property line will include a 6 foot wide landscape planter with trees spaced every 18 feet. The east property line will include a 9.5 foot wide landscape planter with trees planted every 27 feet. The applicant also shows parking lot landscaping throughout the entire site; however, there are fewer parking lot landscape finger islands along the north and east property lines, where Figure 30.64-14 is required. However, since the applicant is providing a sufficient number of trees throughout the site, a design review is allowed for alternative parking lot landscaping.

Elevations

Elevation plans depict a 3 story multiple family residential building with an overall height of 39 feet, 6 inches. The applicant is requesting a waiver of development standards to increase the building height to 39 feet, 6 inches where 35 feet is the maximum allowed per code. The exterior finishes for the railings, garage doors, and trellises include dark and light tones of neutral paint colors, and a dark teal accent color. Faux stacked stone will be included to exterior walls of the building. The elevation plans show balconies on all 4 elevations of the building, and only the north, east, and south facing elevations include the stacker garage doors.

Floor Plans

The submitted floor plans depict 1 and 2 bedroom units. There are 77, one bedroom units, and 47, two bedroom units. The minimum unit size is 590 square feet, and the maximum unit size is 1,060 square feet. Each unit includes a bedroom, bathroom, kitchen, living room, storage areas, and balconies are provided.

Level 1 includes the stacker garages, resident units, great room, mail room, dog washroom, restrooms, maintenance room, a fitness center, and access to the central pool area.

Level 2 includes the resident units and a library.

Level 3 also includes resident units and an outdoor deck area complete with seating and a barbeque grill.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant's justification letter, the site is currently zoned R-3, which allows a density of up to 18 dwelling units per acre. While the properties to the south are planned Mid-Intensity Suburban Neighborhood, the properties are zoned H-1 and R-5 which permit the most intense residential zoning districts in Clark County. The properties to the north are planned Corridor Mixed Use and zoned C-2, which allow intense commercial uses. Additionally, the site is in between 2 busy trafficked corridors being the 1-15 to the east, and Southern Highlands Parkway to the west. Therefore, a zone change to R-4 is consistent with existing developments. A use permit is required for senior housing in an R-4 zoning district per Title 30.

Also, the applicant further states that the intensity and density of a multiple family development is appropriate for the area. The Applicant is proposing to build a 39 foot, 6 inch tall building where 35 feet is allowed in an R-4 zoned district. The main reason for the increase in height of up to 39 feet, 6 inches is to provide architectural enhancements and shield the mechanical units. The applicant is requesting to reduce the throat depth to 49 feet where 100 feet is required. The throat depth reduction will not cause safety concerns since the development is not gated; therefore, reducing any stacking of vehicles in the right-of-way, and the applicant will provide a median at the entrance to assist with turning movements and reduce immediate conflicting turning movements on the site. The applicant is providing landscape islands, just not at the required ratio of every 6 parking spaces. Most importantly, though, the site is exceeding the overall required landscaping; therefore, the proposed design review for the alternative parking lot landscaping is appropriate. The site is also meeting all landscaping, setbacks, open space, and parking requirements of Title 30.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0028	Vacated and abandoned government patent easements and a portion of right-of-way being Southern Highlands Parkway - expired	Approved by PC	March 2018
ZC-17-0130	Reclassified the site to R-3 zoning for an assisted living/congregate care facility, with a waiver of development standards to increase building height to 46 feet	Approved by BCC	April 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	G-2	Tavern, veterinary hospital, & office building
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	H-1 & R-5	Multiple family development
East	Entertainment Mixed-Use	R-4 & H-1	I-15 & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
VS-23-0234	A request to vacate and abandon government patent easements, a perpetual easement, and a portion of right-of-way being Southern Highlands Parkway is a companion item on this agenda.
PA-23-700012	A plan amendment to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) 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

Comprehensive Planning

Zone Change

The request is to reclassify the site from R-3 zoning to R-4 zoning. Previously, the applicant proposed NZC-22-0149 to reclassify the site to R-5 zoning for a standard multiple family development, which staff recommended denial. The purpose of R-4 zoning is to establish a high-density residential use, which in this case would include the applicant's proposed senior housing multiple family residential development.

Staff finds that there is an existing C-2 zoned commercial property to the north, which currently includes uses such as veterinarian clinic, a tavern, and an office building. South of the subject property are existing multiple family complexes zoned H-1 and R-5, which equal 30 acres of multiple family development. The proposed R-4 development is appropriate for the site and is compatible to the existing uses to the north and the south, since the existing uses to the north are more intense, and the density to the south is higher. Staff supports this request.

Use Permit

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

Staff finds that there is a need for senior housing within Clark County, and this proposed development will support a much needed housing type within the community. The applicant is providing a potential community which will provide areas for activities and amenities such as a swimming pool, fitness center, dog washroom, and a library for senior residents to utilize without having to venture from the complex. The proposed housing development provides seniors with the benefit of connecting with other seniors in the same community and gives them the opportunity to thrive. Since staff supports the zone change, staff can also support this request.

Waiver of Development Standards #1

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 applicant is requesting to increase the proposed building height to 39 feet, 6 inches where 35 feet is the maximum allowed per Table 30.40-3 (a 13% increase). Staff does not object to the applicants request since the building is set back 87 feet from the west property line adjacent to

Southern Highlands Parkway, 61 feet from the north property line adjacent to the C-2 zoned development, 65 feet from the I-15 freeway to the east, and 39.5 feet to the south. The height increase of 4.5 feet will not negatively impact the site or surrounding parcel visually or provide any negative encroachments; therefore, staff supports this request.

Design Reviews #1 and #2

The applicant is requesting a design review for the proposed multiple family residential development for senior housing and alternative parking lot landscaping. The site plan shows that the design of the site is schematically functional and does not impose an incompatible design to the neighboring developments. The location of the building meets all required setbacks, and the parking is accessible to the residents around the perimeter of the site. Furthermore, the site includes 23,500 square feet of open space which includes a great room, a mail room, a dog washroom, restrooms, fitness center, swimming pool area, library, and third floor outdoor deck area with a barbeque grill and a seating area. These types of amenities and gathering spaces are beneficial for seniors because physical and cognitive wellness is promoted. Due to the covered parking stalls along the north and east property lines, there aren't enough landscape finger islands spaced after every sixth parking space, which is the nexus for design review for alternative parking lot landscaping. However, the plans show that the site has a sufficient amount of trees on the site. There is also existing mature trees and shrubs along the west property line adjacent to Southern Highlands Parkway, which includes a meandering detached sidewalk. Staff supports these requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in throat depth for the Southern Highlands Parkway commercial driveway. Southern Highlands Parkway has a larger shoulder that will act as a right turn lane for the site, reducing the potential conflict caused by reduced throat depth.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 19, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers 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.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0413-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OVATION CONTRACTING, INC.

CONTACT: OVATION CONTRACTING, INC., 6021 S FORT APACHE ROAD #100, LAS VEGAS, NV 89148



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

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (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>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>20-23-0233</u> DATE FILED: <u>5/2/23</u></p> <p>PLANNER ASSIGNED: <u>Jor</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/14/23</u></p> <p>PC MEETING DATE: <u>7/4/23 (6/20/23 PC)</u></p> <p>BCC MEETING DATE: <u>7/19/23</u></p> <p>FEE: _____</p>
	PROPERTY OWNER	<p>NAME: <u>Wigwam-Parvin Limited Partnership</u></p> <p>ADDRESS: <u>6021 S. Fort Apache Road #100</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u></p> <p>TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u></p> <p>E-MAIL: <u>jang@ovationdev.com</u></p>
	APPLICANT	<p>NAME: <u>Ovation Design and Development -- Jan Goyer</u></p> <p>ADDRESS: <u>6021 S. Fort Apache Road #100</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u></p> <p>TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u></p> <p>E-MAIL: <u>jang@ovationdev.com</u> REF CONTACT ID #: <u>208832</u></p>
	CORRESPONDENT	<p>NAME: <u>Ovation Design and Development -- Jan Goyer</u></p> <p>ADDRESS: <u>6021 S. Fort Apache Road #100</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u></p> <p>TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u></p> <p>E-MAIL: <u>jang@ovationdev.com</u> REF CONTACT ID #: <u>208832</u></p>

ASSESSOR'S PARCEL NUMBER(S): 191-05-401-008

PROPERTY ADDRESS and/or CROSS STREETS: Southern Highlands Parkway & So. I-15

PROJECT DESCRIPTION: 55+ Age Restricted Apartments

(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) Reinier Santana
 Property Owner (Print)

STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 13, 2022 (DATE)

By Reinier Santana

NOTARY PUBLIC: Lisa Alexander



*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.

KAMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kcmw.com
702.683.4215

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7161

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

April 3, 2023

VIA UPLOAD

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

**PLANNER
COPY**

20-23-0233

***Re: Justification Letter – Zone Change from R-3 to R-4; Special Use Permit to Allow Senior Housing; Design Review for a Multi-Family Age Restricted (Senior) Housing Development; Design Review for Alternative Parking Lot Landscaping; and Waiver of Development Standards to (1) Increase Building Height & (2) Reduce Throat Depth
Ovation Contracting - APN: 191-05-401-008***

To Whom It May Concern:

Please be advised our office represents Ovation Contracting (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 3.25 acres and is generally located between I-15 and Southern Highlands Parkway south of Dancing Winds Place. The property is more particularly described as APN: 191-05-401-008 (the "Site"). The Applicant is proposing a multi-family senior housing development. As such, in addition to the special use permit and design review for the multi-family age restricted (senior) housing development with associated waivers, the Applicant is requesting a zone change from R-3 to R-4. Also, submitted concurrent with this request, the Applicant is requesting a master plan amendment from Compact Neighborhood (CN) to Urban Neighborhood (UN).

Zone Change:

A zone change from R-3 to R-4 is appropriate for the following reasons:

- The Site is currently zoned R-3, which allows a density of up to 18 dwelling units per acre. However, the Site is in between more dense and intense uses and zoning districts. While the properties to the south are planned Mid-Intensity Suburban Neighborhood (MN), the properties are zoned H-1 and R-5 which permit the most intense residential zoning districts in the County. The properties to the north are planned Corridor Mixed-Use (CM) and zoned C-2, which allow intense commercial uses. Additionally, the Site is in between two busy trafficked corridors being the I-15, to the east, and Southern

Highlands Parkway, to the west. Therefore, a zone change to R-4 is consistent with existing developments.

- Policy 1.3.2 encourages a mix of housing options – both product types and unit sizes – within larger neighborhoods and multi-family developments. Here, the proposed multi-family development is for age restricted (senior) housing. Age restricted (senior) housing is in high demand and the added product mix will be beneficial for not only the entire valley but specifically for the area.
- The Site is currently zoned R-3 which is a zoning district that already contemplates a multi-family use with a density up to 18 dwelling units per acre and for an age restricted (senior) multi-family development the allowed density is 22 dwelling units per acre. Here, the Site is located near intense commercial zoned properties and H-1 and R-5 zoned properties that permit greater allowed multi-family density than the current R-3 zoned district. Therefore, a change to R-4 would allow the same density as what already exists in the area. Also, the intensity and density of a multi-family development is appropriate for the area.
- Policy 1.1.2 encourages a concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Here, the Site is near I-15 and located on Southern Highlands Parkway which are major high-frequency transit corridors.
- A zone change also meets the more specific Enterprise Goals and Polices including:
 - Policy EN-1.1 encourages the preservation of contiguous and uniform neighborhoods through the development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses. Here, the Site is an infill property and the proposed residential multi-family senior housing development is not near any less intense uses and densities. Also, the proposed development is adjacent to the Southern Highlands master plan and will incorporate and preserve the existing development standards.

Design Review:

The Applicant is proposing a multi-family age restricted (senior) housing development consisting of 124 residential units with a density of 37 dwelling units per acre. Full access to the Site is from Southern Highland Parkway at the southern portion of the Site with an emergency exit located at north portion of the Site to Southern Highland Parkway. There will be a drive aisle around the entire Site providing for ideal on-site circulation.

The Applicant is proposing to construct a three (3) level, 39-foot 6-inches tall multi-family building. The Site is meeting parking by providing 133 surface parking spaces where 124

parking spaces are required. The elevations of the proposed building will be enhanced by a spectrum of desert earth tone colors which includes tan, taupe, travertine, and Teakwood stone by way of example. Likewise, the elevations show enhanced articulation to break up a monolithic look as well as providing enhanced finishes such as stucco trim, concrete roof tile, pop outs, and varying rooflines. The building will wrap around the outdoor amenities such as a centralized pool and spa area and indoor amenities will include: a fitness center, social areas, library, food delivery, yoga and peloton studios, and collaborative rooms. The Site is also meeting all landscaping, setbacks, opens space, and parking requirements of Title 30.

Special Use Permit:

The Applicant is proposing a senior housing project on the Site. Pursuant to Table 30.44-1 of Title 30, a special use permit is required. A special use permit allowing for senior housing at the Site is an appropriate use. Since the proposed zoning for the project is R-4, the maximum allowed density with a proposed use of Senior Housing is 39 dwelling units per acre. While the Applicant is requesting an R-4 zoning designation with a density of approximately 37 dwelling units per acre, an age restricted housing use makes the request for the multi-family development less intense than a standard multi-family development with less noise, traffic and overall number of residents without children. Also, the surrounding uses include commercial and existing multi-family developments. Therefore, the age restricted housing development is compatible and appropriate.

Waiver of Development Standards:

- **Increase Building Height**

The Applicant is proposing to build a 39-foot 6-inches tall building where 35-feet is allowed in an R-4 zoned district. Although the Applicant is requesting an increase in height, the proposed request is reasonable and compatible for the following reasons: (1) the Site is adjacent to existing multi-family development to the south, (2) immediately to the east is I-15, (3) immediately to the west is Southern Highlands Parkway, and (4) the third level building height plate is about 22-feet meaning no residential units are above the 35-foot height maximum. The main reason for the increase in height of up to 39-feet 6 inches is to provide architectural enhancements and shield the mechanical units.

- **Reduce Throat Depth**

The Applicant is requesting to reduce the throat depth to 49-feet where 100-feet is required. While the Applicant is requesting to reduce the throat depth, the reduction will not cause safety concerns for the following reasons: (1) the development is not gated, therefore reducing any stacking in the right-of-way and (2) the Applicant will provide a median at the entrance to assist with turning movements and reduce immediate conflicting turning movements on the Site. Therefore, the waiver to reduce the throat depth is reasonable.



Design Review for Alternative Parking Lot Landscaping:

The Applicant is providing landscape islands just not at the required ratio of every 6 parking spaces. In particular, the design review request for the alternative parking lot landscaping is required to accommodate the proposed carports which will provide parking lot islands every 10 parking spaces. The carports will be located adjacent to I-15 and along the north property line. Otherwise, the landscaping islands are provided for every 6 parking spaces. Most importantly, though, the Site is exceeding the overall required landscaping, and, therefore, the proposed design review for the alternative parking lot landscaping is appropriate.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

AJC/jmd

EASEMENTS/
RIGHT-OF-WAY
(TITLE 30)

SOUTHERN HIGHLANDS PKWY/DANCING WINDS PL

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0234-DAISY MAE LAND HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Southern Highlands Parkway and I-15, and between Robert Trent Jones Lane and Dancing Winds Place, and a portion of a right-of-way being Southern Highlands Parkway located between Robert Trent Jones and Dancing Winds Place within Enterprise (description on file). JJ/jor/syp (For possible action)

RELATED INFORMATION:

APN:

191-05-401-008; 191-05-401-014

PROPOSED LAND USE PLAN:

ENTERPRISE – URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

The applicant is proposing to vacate 33 foot wide patent easements (No. 1222278) along the north, south, and a portion of the west property lines. In addition, a grant of perpetual easement along a portion of the west property will also be vacated. Lastly a portion of right-of-way being Southern Highlands Parkway along the west property line will also be vacated. These easements and portion of right-of-way are not needed for the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0028	Vacated and abandoned government patent easements and a portion of right-of-way being Southern Highlands Parkway – expired	Approved by PC	March 2018
ZC-17-0130	Reclassified the site to R-3 zoning for an assisted living/congregate care facility, with a waiver of development standards to increase building height to 46 feet	Approved by BCC	April 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Tavern, veterinary hospital, & office building
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	H-1	Multiple family residential
East	Entertainment Mixed-Use	R-4 & H-1	I-15 & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
PA-23-700012	A plan amendment to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) is a related item on this agenda.
ZC-23-0233	Zone Change to reclassify the site to R-4 zoning; with a use permit for senior housing; waivers of development standards for increased building height and reduced throat depth, and design reviews for senior housing and alternative parking lot landscaping 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 easements and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 19, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OVATION CONTRACTING, INC.

CONTACT: OVATION CONTRACTING, INC., 6021 S. FORT APACHE ROAD #100, LAS VEGAS, NV 89148

PLANNER
6A COPY



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0234</u> DATE FILED: <u>5/2/23</u>
		PLANNER ASSIGNED: <u>JOK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/14/23</u> PC MEETING DATE: <u>7/4/23 (6/20/23 PC)</u> BCC MEETING DATE: <u>7/19/23</u> FEE: <u>\$875</u>

PROPERTY OWNER	NAME: <u>Wigwam-Parvin Limited Partnership</u>
	ADDRESS: <u>6021 S. Fort Apache Road #100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u>
	E-MAIL: <u>jang@ovationdev.com</u>

APPLICANT	NAME: <u>Ovation Design & Development – Jan Goyer</u>
	ADDRESS: <u>6021 S. Fort Apache Road #100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u>
	E-MAIL: <u>jang@ovationdev.com</u> REF CONTACT ID #: <u>208832</u>

CORRESPONDENT	NAME: <u>Ovation Design & Development – Jan Goyer</u>
	ADDRESS: <u>6021 S. Fort Apache Road #100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u>
	E-MAIL: <u>jang@ovationdev.com</u> REF CONTACT ID #: <u>208832</u>

ASSESSOR'S PARCEL NUMBER(S): 191-05-401-008, part of 191-05-499-004 — 191-05-401-014

PROPERTY ADDRESS and/or CROSS STREETS: Southern Highlands Parkway & So. I-15

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.

Reinier Santana (Signature) Reinier Santana (Print)
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA Nevada
 COUNTY OF

SUBSCRIBED AND SWORN BEFORE ME ON April 12, 2023 (DATE)
 By Reinier Santana

NOTARY PUBLIC: Lisa Alexander

*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.

April 3, 2023

Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

VS-23-0234

PLANNER
COPY

**Re: Letter of Justification for Vacation
Southern Highlands Senior Apartments
Impulse Reference Number OV-2049**


To Whom It May Concern:

The proposed Southern Highlands Senior Apartment project is generally located on the east side of Southern Highlands Parkway and the west side of I-15, in Section 5, of Township 23 South, Range 61 East, M.D.M. Clark County Nevada, APN 191-05-401-008. The purpose of this letter is to provide justification for vacating a portion of the existing patent easements around this parcel, a perpetual easement that affects a portion of the western part of the parcel, and existing right of way that encompasses landscaping on APN 191-05-499-004 at the request of Public Works.

We are respectfully requesting to vacate 33 feet of the existing patent easement along the north, south, and west sides of the parcel. This patent easement, identified as Serial Patent 1222278 as recorded in Book 320 as Instrument Number 258749 that is being vacated is not needed for future roadways. We are also respectfully requesting to vacated 40 feet of the existing perpetual easement for roadway, public utility, and incidental purposes along the west side of the parcel. The perpetual easement was recorded in Book 950331 as Instrument Number 01451. Finally, at the request of Public Works, we are requesting to vacate a portion of right of way on APN 191-05-499-004 granted per Book 20000420 as Instrument Number 00851 that contains landscaping.

If you have any questions or comments about this letter, please call me at 702-308-7115.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

Cc: Jan Goyer, Ovation Development

$$I = \int F \cdot dt$$

06/20/23 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

JONES BLVD/COUGAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0246-PEAR BLOSSOM PROPERTIES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, between Jones Boulevard and the Union Pacific Railroad, and a portion of right-of-way being Jones Boulevard between Wigwam Avenue and Cougar Avenue within Enterprise (description on file). JJ/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

176-13-301-004

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The subject parcel is located at the northeast intersection of Cougar Avenue and Jones Boulevard. The applicant indicates this request will facilitate development. This application proposes to vacate 2 types of easements, right-of-way, and patent easements. There are 2 patent easements that are 33 feet wide and are located on the northeastern portion of the site. Another patent easement being vacated is located on the southern portion of the site and is 8 feet wide. There is also 5 feet of right-of-way being vacated along Jones Boulevard on the western portion of the site for a detached sidewalk.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Warehouse
South	Business Employment	M-1	Vacant
East	Business Employment	M-1	Warehouse
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for 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:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PEAR BLOSSOM PROPERTIES, LLC
CONTACT: JANET DYE, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL
ROAD, SUITE 200, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0246</u> DATE FILED: <u>5/8/23</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/14/23</u> PC MEETING DATE: <u>6/20/23 - 7-4-23 6pm</u> BCC MEETING DATE: _____ FEE: <u>\$875</u>
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PROPERTY OWNER	NAME: <u>Pear Blossom Properties, LLC</u> ADDRESS: <u>201 Brazilnut Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-525-0454</u> (C) ← CELL: _____ E-MAIL: <u>laritaw@aol.com</u>
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APPLICANT	NAME: <u>Pear Blossom Properties, LLC</u> ADDRESS: <u>201 Brazilnut Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-525-0454</u> ← CELL: _____ E-MAIL: <u>laritaw@aol.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Janet Dye - LR Nelson Consulting Engineers</u> ADDRESS: <u>6765 W Russell Road Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.798.7978</u> CELL: _____ E-MAIL: <u>janet.dye@lmeng.com</u> REF CONTACT ID #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-13-301-004

PROPERTY ADDRESS and/or CROSS STREETS: S Jones Blvd/W Cougar 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.

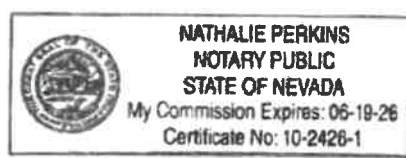
LA RITA WILLS TTEE

Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON SEP 15, 2022 (DATE)
 By LA RITA A. WILLS
 NOTARY PUBLIC: NATHALIE PERKINS

LA RITA WILLS TTEE

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.

VS-23-0246

2829-001-221

LARRY R. NELSON, P.E.
President

April 13, 2023

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

**Reference: Vacation of Patent Easement and ROW Vacation
Justification Letter for APN #176-13-301-004**

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Patent Easement Vacation and ROW Vacation request for the above-mentioned parcel number, which is located on the northeast corner of Jones Blvd and Cougar Avenue.

We are proposing to vacate the patent easement across the parcel that was granted per the Bureau of Land Management (Nevada Document 043004). Additionally, this patent easement was recorded in Official Records as Book 885, Instrument No. 710964 at the Clark County Recorder's Office. This patent easement is not needed. Public R.O.W adjacent to the site along Cougar Avenue will be dedicated as part of the improvement plan process for the development.

We are also proposing to vacate 5' of the right-of-way for Jones Boulevard to allow for a 5' landscape area with a 5' detached sidewalk per the requirements of Title 30.

We feel that this development and the proposed vacations are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this patent easement and ROW vacation. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,



Clayton L. Neilsen, P.E.
Vice President/ Civil Department Manager

PLAIN COPY

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702/798-7978
FAX 702/451-2296
Email lnelson@lmcng.com

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801/565-8580
FAX 801/565-9340
Email lmcng@lmcng.com

RIGHT-OF-WAY
(TITLE 30)

ROME ST/MULLEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0250-EINARSSON HAROLD PAUL & TAMLYNN RAE:

VACATE AND ABANDON a portion of a right-of-way being Mullen Avenue located between Rome Street and Paradise Road within Enterprise (description on file). JJ/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

191-10-801-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

The subject parcel is located west of Rome Street. The plans indicate one 30 foot wide segment of right-of-way (Mullen Avenue) is being vacated. The applicant indicates Mullen Avenue needs to be vacated to make way for future development of the parcels surrounding the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0274	Waiver to increase the height of a solid block wall	Approved by PC	June 2022
VS-21-0366	Vacated a portion of right-of-way being Rome Street located between Mullen Avenue and Volunteer Boulevard	Approved by PC	September 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	City of Henderson	N/A	Undeveloped
South & West	City of Henderson	PS	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 that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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

- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HAROLD PAUL EINARSSON

CONTACT: BRIANA BRADFORD, LOCHSA, 6345 S. JONES SUITE 100, LAS VEGAS, NV 89118



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

8A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0250</u> DATE FILED: <u>5/8/23</u>
		PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/14/23</u> PC MEETING DATE: <u>6/20/23 (7-4-23)</u> <u>6pm</u> BCC MEETING DATE: _____ FEE: <u>\$875</u>

PROPERTY OWNER	NAME: <u>Harold Paul Einarsson</u>
	ADDRESS: <u>1076 Mullen Ave</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89044</u>
	TELEPHONE: <u>702 301 2628</u> CELL: _____
	E-MAIL: <u>PAULS3SUPRVS@GMAIL.COM</u>


APPLICANT	NAME: <u>Harold Paul Einarsson</u>
	ADDRESS: <u>1076 Mullen Ave</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89044</u>
	TELEPHONE: <u>702 301 2628</u> CELL: _____
	E-MAIL: <u>PAULS3SUPRVS@GMAIL.COM</u> REF CONTACT ID #: _____


CORRESPONDENT	NAME: <u>Briana M. Bradford</u>
	ADDRESS: <u>6345 S. Jones Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-365-9312</u> CELL: <u>702-371-9692</u>
	E-MAIL: <u>briana@lochsa.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 191-10-801-005

PROPERTY ADDRESS and/or CROSS STREETS: 1076 Mullen Ave

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

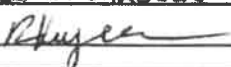




Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 02/13/2023 (DATE)
 By Tamlynn Einarsson HAROLD EINARSSON

NOTARY PUBLIC: Ryan A. Keyes 

RYAN A. KEYES
Notary Public, State of Nevada
No. 22-8734-01
My Appt. Exp. April 6, 2026

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

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd. Suite 100
Las Vegas, NV 89118



February 22, 2023

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

VS-23-0250

**Re: Roman Catholic Church
Lochsa Project No. 221202**

To Whom It May Concern:

Lochsa Engineering is submitting an application to vacate existing Right-Of-Way (per OR: 19880127:00489). The vacation of this Right-Of-Way is necessary for the future development of the project site located on parcels 191-10-801-004; 012 and 016. The remaining portion of Mullen Avenue (City of Henderson ROW) will also be vacated.

We hereby request to vacate the existing 30' wide Clark County Public Right-Of-Way located on Mullen Ave, on the south side of parcel 191-10-801-005.

Please feel free to contact me with any questions at (702) 365-9312. Thank you.

Sincerely,

A handwritten signature in black ink that reads 'Christopher Bolton'.

Christopher J. Bolton
Project Manager

PLANNED
COMM

06/20/23 PC AGENDA SHEET

SINGLE FAMILY
RESIDENTIAL DEVELOPMENT
(TITLE 30)

PLACID ST/ELDORADO LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0256-MARQUEZ FAMILY TRUST ETAL & MARQUEZ CHRISTIAN & GABRIELA TRS:

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping, in conjunction with a proposed single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP I) Zone.

Generally located on the east side of Placid Street and the south side of Eldorado Lane within Enterprise. MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-603-003

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate street landscaping including detached sidewalks along Eldorado Lane and Placid Street where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 325 E. Eldorado Lane
- Site Acreage: 2.1
- Number of Lots (proposed): 3
- Minimum/Maximum Lot Size (square feet): 23,919/ 43,337
- Project Type: Single family residential development

Site Plans

The plans depict a proposed single family residential development consisting of 3 lots on 2.1 acres with a density of 1.5 dwelling units per gross acre. Each lot exceeds the minimum gross lot area requirement of 20,000 square feet required by the R-E zoning district. Lot 1 in the northwest corner of the subdivision features a proposed driveway location from Placid Street and a

proposed 6 foot block wall that borders the property lines. The block wall is set back 15 feet from the north property line, 30 feet from the east property line, and 10 feet from the south property line.

Lot 2 on the south side of the subdivision features a proposed driveway east from Placid Street and an existing block wall that borders the east, and south property lines. Lot 3 in the northeast corner of the subdivision features a proposed driveway location.

Landscaping

A waiver of development standards is requested to eliminate street landscaping which also includes detached sidewalks along Eldorado Lane and Placid Street.

Applicant’s Justification

The applicant indicates the request for a waiver of development standards is for a proposed 3 lot parcel map. The south side of Eldorado Lane and all of Placid Street are within the Rural Neighborhood Preservation (RNP) area where rural street standards are observed. The applicant is requesting to adhere to the rural street standards that match with what is directly adjacent to the improvements on the east, south, and west.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-09-0239	Vacated easements located between Eldorado Lane and Maulding Avenue	Approved by PC	May 2009
ZC-05-1026	Reclassified from R-E to R-E (RNP-f) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South, East & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff typically does not support requests to eliminate street landscaping requirements. However, the request to eliminate street landscaping along Eldorado Lane and Placid Street will allow the site to develop to rural street standards matching the existing developments to the east and west within the immediate area. Staff can support this request.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Comply with approved drainage study PW23-13570;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIVILWORKS INC.

CONTACT: CIVILWORKS INC., 4945 W. PATRICK LN., LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION 9A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-23-0256</u> DATE FILED: <u>5/9/23</u></p> <p>PLANNER ASSIGNED: <u>JGH</u></p> <p>TAB/CAC: <u>enterprise</u> TAB/CAC DATE: <u>6/14/23</u></p> <p>PC MEETING DATE: <u>6/20/23 (7-425)</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$475</u></p>
	PROPERTY OWNER	<p>NAME: <u>Jason Griffith and Gabriela Marquez, Trustee of Marquez Family Trust</u></p> <p>ADDRESS: <u>325 E. Eldorado</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u></p> <p>TELEPHONE: <u>702-303-0510</u> CELL: <u>702-303-0510</u></p> <p>E-MAIL: <u>jason@yesif.com</u></p>
	APPLICANT	<p>NAME: <u>Jason Griffith</u></p> <p>ADDRESS: <u>1337 Temporale Drive</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u></p> <p>TELEPHONE: <u>702-303-0510</u> CELL: <u>702-303-0510</u></p> <p>E-MAIL: <u>jason@yesif.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Megan Rogers</u></p> <p>ADDRESS: <u>4945 W. Patrick Ln.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-534-7555</u> CELL: <u>702-553-8419</u></p> <p>E-MAIL: <u>mmr@civilworksonline.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-09-803-003

PROPERTY ADDRESS and/or CROSS STREETS: Eldorado & Placid

PROJECT DESCRIPTION: Split the Parcel into Three Lots with a Parcel Map

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

Property Owner (Signature): _____ Property Owner (Print): Jason Griffith

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 20, 2023 (DATE)

By JASON E. GRIFFITH
 NOTARY PUBLIC: Michelle Garcia



*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, 2023

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

PLANNED
COPY

**SUBJECT: Waiver of Development Standards - Waiver of Elimination of Street Landscaping
APN: 177-09-603-003**

To Whom It May Concern,

This letter serves to justify the request for a Waiver of Development Standards on behalf of the owner, Marquez Family Trust Etal for a proposed three lot Parcel Map, located on 2 acres at the southeast corner of El Dorado Lane and Placid Street, Assessor's Parcel Number 177-09-603-003.

The waiver is to eliminate street landscaping which also includes detached sidewalks along El Dorado Lane and Placid Street. The south side of El Dorado Lane and all of Placid Street are within the Rural Neighborhood Preservation area (RNP1) where rural street standards are observed. We are requesting to adhere to the rural street standards that match with what is directly adjacent to our improvements to the east, south and west. This waiver is based on Subsection 30.64.030 and Figure 30.64-17 of County code, a public hearing waiver of elimination of street landscaping was not required for an administrative Parcel Map within a RNP1 area.

This parcel and the surrounding parcels to the east, south and west are zoned R-E (Rural Estates Residential) and in the RNP1 overlay. The Planned Land Use for this property is Ranch Estate Neighborhood. To the north is zoned R-1 and the Planned Land Use is Mid-Intensity Suburban Neighborhood.

We believe that this request will not have a negative impact on the surrounding neighborhood as this waiver allows this project to conform and blend in with the rural residential development in the area.

Should you have any questions or concerns, please feel free to contact me at (702) 534-7555.

Thank you for your consideration.

Respectfully,



Brandon A Potts, P.E.
Principal

CivilWorksInc

"Sensible" solutions tailored to your "specific" needs.

4945 West Patrick Lane • Las Vegas, NV 89118-2858
Office: 702.534.7555 • Email: info@civilworksonline.com

06/21/23 BCC AGENDA SHEET

CONVENIENCE STORE
(TITLE 30)

DURANGO DR/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400068 (UC-20-0456)-DURANGO PEBBLE PLAZA, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for the following: 1) convenience store; 2) gasoline station; 3) packaged liquor sales; 4) reduce the separation for a proposed convenience store to a residential use; and 5) reduce separation for a proposed gasoline station to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce departure distance; and 2) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) convenience store with gasoline station; and 2) retail/restaurant with drive-thru on 2.5 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/rp/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-414-002; 176-16-414-003

USE PERMITS:

1. Convenience store.
2. Gasoline station.
3. Permit packaged liquor sales in conjunction with a convenience store where allowed in conjunction with a grocery store per Table 30.44-1.
4.
 - a. Reduce the separation from a convenience store to a residential use (to the north) to 153 feet where 200 feet is required per Table 30.44-1 (a 23.5% decrease).
 - b. Reduce the separation from a convenience store to a residential use (to the east) to 42 feet where 200 feet is required per Table 30.44-1 (a 79% decrease).
 - c. Reduce the separation from a convenience store to a residential use (to the south) to 107 feet where 200 feet is required per Table 30.44-1 (a 47% decrease).
5.
 - a. Reduce the separation from a gasoline station to a residential use (to the north) to 145 feet where 200 feet is required per Table 30.44-1 (a 19 % decrease).
 - b. Reduce the separation from a gasoline station to a residential use (to the east) to 163 feet where 200 feet is required per Table 30.44-1 (an 18.5% decrease).
 - c. Reduce the separation from a convenience store to a residential use (to the south) to 155 feet where 200 feet is required per Table 30.44-1 (a 23% decrease).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce departure distance from a driveway on Durango Drive to 115 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 39.5% reduction).
2. a. Reduce throat depth on Durango Drive to 11 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 24% reduction).
b. Reduce throat depth on Pebble Road to 4 feet where 25 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).

DESIGN REVIEWS:

1. Convenience store with gasoline station.
2. Retail & restaurant building with drive-thru.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Convenience store with gasoline station, retail & restaurant
- Number of Stories: 1
- Building Height (feet): 28 (restaurant/retail), 26 feet, 4 inches (convenience store), 17 feet, 6 inches (gas canopy)
- Square Feet: 1,330 (restaurant)/3,280 (retail)/4,088 (convenience store)
- Parking Required/Provided: 45/47

Site Plans

The approved plans depict a 2.5 acre parcel to operate as a convenience store with gasoline station, retail space, and restaurant with drive-thru. An existing 6 foot high block wall extends east along the northern property line adjacent to the residential to the north. A 4,610 square foot retail and restaurant building is located on the northern portion of the site. A 12 foot wide drive-thru lane wraps around the east side of the building to the north side of the building. The drive-thru speaker box faces towards the southeast from the east side of the retail/restaurant building. Located south and east of the retail/restaurant building is a 4,088 square foot convenience store with associated gasoline station and canopy approximately 37 feet to the west of the convenience store. Parking on the site is located along the eastern boundary, on the north and west of the convenience store building, west of the gasoline canopy and to the south and west of the retail/restaurant building. Two loading spaces are proposed on the site, 1 is on the east side of the retail/restaurant building and the other is directly to the south of the gasoline canopy. The retail/restaurant building is set back from the north property line by 32 feet and 85 feet from the east property lines. The convenience store is set back 153 feet from the north property line, which is adjacent to a developed residential use, 42 feet from the east property line, which is adjacent to land planned for residential uses, and 57 feet from the south property line. There is also a developed residential subdivision to the south across Pebble Road. The gasoline station is set

back 145 feet from the north property line (adjacent residential development), 163 feet from the east property line (planned residential use), and 55 feet from the south property line (a residential development is located to the south of Pebble Road). There are two, 39 foot wide driveways proposed, 1 from Pebble Road and another from Durango Drive, both with reduced throat depth.

Landscaping

Previously approved plans show street landscaping with detached sidewalks, per Figure 30.64-17, along Durango Drive and Pebble Road. A landscape strip along the east property line ranges from 7 feet 5 inches to 10 feet wide with trees 20 feet on center per Figure 30.64-11. The landscape strip on the north side of the site is 18 feet 8 inches wide with trees 20 feet on center per Figure 30.64-11. Internal parking lot landscaping complies with Figure 30.64-14.

Elevations

The approved plans depict a 26 foot 4 inch high convenience store building at the top of the parapet walls with stucco and stone veneer exterior and an aluminum storefront system at the entrance. The roofline is broken-up by 3 parapet walls on opposite sides of the structure. The proposed retail/restaurant building is 28 feet high at the top of the parapets with varied rooflines. The exterior of the building consists of stucco and metal awnings over the entrances. An aluminum store front system will be at the entrance of each lease space. The proposed gas canopy will be 17 feet 6 inches high with colors to match the convenience store.

Floor Plans

The approved plans show a 4,088 square foot convenience store with an open floor plan with 2 restrooms and an electrical room. The plans also show a 4,610 square foot retail/restaurant building with 3 future open floor plan lease spaces, each with a restroom and 1 restaurant lease space which also includes a future restroom.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0456

Current Planning

- 2 year review as a public hearing;
- Increase the wall height on the northern property line to 8 feet;
- Property owners abutting the northern property line shall approve the types of trees in the northern buffer;
- Lighting plan for the site shall be shared with the property owners abutting the northern property line;
- Per revised plans dated January 28, 2021;
- Drive-thru hours limited to 6:00 a.m. to 9:00 p.m.;
- Provide a partition wall between the call box and the north property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

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

Public Works - Development Review

- Property owners abutting the northern property line shall approve proposed signage;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet for Durango Drive, 50 feet for Pebble Road, and associated spandrel;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0397-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

According to the applicant, the construction of the project was completed in February 2023; however, several delays and challenges occurred with the construction of off-site work. The project was paused after the civil plan required an extension of the main water line, which led to the project being over budget and months behind schedule. After much effort, the project was completed.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0375	Finished grade for a proposed convenience store	Approved by BCC	August 2021
VS-21-0376	Vacated and abandoned easements	Approved by BCC	August 2021
TM-21-500016	1 commercial lot on 2.5 acres	Approved by BCC	August 2021
UC-20-0456	Use permits, waivers, and design reviews for convenience store with gasoline station and a retail/restaurant	Approved by BCC	February 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0585-12	Reclassified from R-E to C-1 zoning for a shopping center	Approved by PC	December 2012
CP-1154-10	Transportation Element to reduce Pebble Road from 100 feet wide to 60 feet wide	Denied by BCC	April 2011
AG-1035-10	Transportation Element for Pebble Road as a 100 foot wide right-of-way	Approved by BCC	December 2010
UC-0957-06	Power transmission lines	Approved by PC	August 2006
MPC-0466-02	North Blue Diamond Neighborhood Plan	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
West	Open Lands	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an application for review 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 since the original approval.

One of the tenants, Green Valley Grocery (GVG), was prepared to open for business. However, they couldn't obtain their business license due to the request of review with 2 years. Since approval, permits related to off-site improvements (PW-21-16168) have been issued. In addition, building permits for grading (BD-21-46073) and the Shell building (BD-21-45736) have been issued. The restaurant with the drive-thru has not been built yet as the applicant continues with the permitting process. These developments indicate that the applicant has made and will continue to make efforts to complete the project in a timely manner. Therefore, staff recommends approval with a condition to review in another 2 years.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for 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:

Comprehensive Planning

- Until February 3, 2025 to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST &
DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST
CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012



LAND USE APPLICATION 10A

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

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-20-0456</u></p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>23-400068</u> DATE FILED: <u>5/9/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/14/23</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>JULY 5 (JUNE 21)</u></p> <p>FEE: <u>\$1425</u></p>
	PROPERTY OWNER	<p>NAME: <u>Durango Pebble Plaza LLC</u></p> <p>ADDRESS: <u>14 Sugarberry Ln</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: _____ CELL: <u>702-371-9645</u></p> <p>E-MAIL: <u>Henry.Advanic@yahoo.com</u></p>
	APPLICANT	<p>NAME: <u>Hamid Moradi</u></p> <p>ADDRESS: <u>14 Sugarberry Ln</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: _____ CELL: <u>702-371-9645</u></p> <p>E-MAIL: <u>Henry.Advanic@yahoo.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Dionicio Gardillo, DG Consultants</u></p> <p>ADDRESS: <u>204 Belk Isle Ct.</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u></p> <p>TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u></p> <p>E-MAIL: <u>dgardillo@cox.net</u> REF CONTACT ID #: <u>191488</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-16-414-002 and 003

PROPERTY ADDRESS and/or CROSS STREETS: 8870 S. Durango Drive

PROJECT DESCRIPTION: Review as a public hearing of UC-20-0456 per NOFA

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

Property Owner (Signature): _____ Property Owner (Print): Durango Pebble Plaza LLC Hamid Moradi Manager

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 8th, 2023 (DATE)

By Jeanette Forrest
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

D G Consultants

May 8, 2023

23-400060@

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

RE: Extension of Time/Application Review for UC-20-0456 (APN: 176-16-414-002 and 003)

On behalf of Durango Pebble Plaza, LLC, we are requesting an extension of time/application review for UC-20-0456. The subject site is 1.8 acres, zoned C-1, and located on the north side of Pebble Road and the east side of Durango Drive. By way of background, the application included a convenience store with gasoline station and a retail/restaurant with drive-thru and was approved on February 3, 2021.

We completed construction of the project in February 2023; however, we faced several delays and challenges with the construction of off-site work. After much effort, we have completed all on-site, off-site, and building work and received the TCO last week. A copy of the TCO is included with this request as a reference.

Throughout this project, we encountered many challenges that resulted in a delay of almost 1.5 years in completing the project. Our project was paused after our approved civil plans required an extension of the main water line approximately 300 feet north of our property for the next development project. This led to the project being \$600,000 over budget, and months behind schedule. Unfortunately, there were also several instances of theft, and break-ins during the construction period. To that end, we missed the February 3, 2023, deadline for the 2-year review as a public hearing.

Recently, our tenant, Green Valley Grocery (GVG), loaded the store and was prepared to open for business. However, they couldn't obtain their business license due to the first line item on the NOFA which required a review as a public hearing. The NOFA is also included with this request as reference.

To that end, we would respectfully request that the planning department reinstate our use permit, to enable GVG to obtain their business license and commence operations while we look to either extend or review the NOFA as part of a public hearing. A copy from the Department of Comprehensive Planning Director is also included as reference authorizing submission of this extension request.

Please feel free to reach out to me if you have any questions or require any additional information.

Thank you for your consideration.

Sincerely,



06/21/23 BCC AGENDA SHEET

EASEMENTS AND RIGHTS-OF-WAY
(TITLE 30)

STARR AVE/FAIRFIELD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400059 (VS-18-1029)-P N II, INC:

VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Starr Avenue and Terrill Avenue and between La Cienega Street and Fairfield Avenue (alignment), and portions of rights-of-way being Terrill Avenue located between La Cienega Street and Fairfield Avenue (alignment) and Fairfield Avenue located between Terrill Avenue and Starr Avenue within Enterprise (description on file). MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:

177-33-801-019

LAND USE PLAN:

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

BACKGROUND:

Project Description

The property was previously approved as a single family residential development. The approved request is to vacate easements and rights-of-way that the applicant indicates are not necessary for the development of the area and conflict with the design of the proposed residential development. All necessary easements and rights-of-way will be provided with the future recording of the subdivision map.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400060 (VS-18-1029):

Current Planning

- Until April 17, 2023 to record.
- 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 re-approval by utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for VS-18-1029:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 55 feet to the back of curb for Starr Avenue and all portions of the cul-de-sac that are necessary to provide a complete County approved turnaround on Placid Street;
- Prior to the approval of off-site improvement plans, the applicant shall provide a written, notarized letter from the owner of APN 177-33-801-012 approving the proposed access to his or her property;
- The applicant shall grant a perpetual access easement to the owner of APN 177-33-801-012 and his or her successors and assigns to allow unobstructed access to said parcel;
- 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 this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Applicant's Justification

The applicant indicates the approval of the site north of this project will complement the approved tentative map and design review for the Silverado Court VIII development, and the developer intends to develop both projects together. An extension of time was previously approved June 14, 2021. The project experienced several setbacks and additional land use needs for the plan approval. The applicant is seeking a 2 year extension of time to allow enough time for the vacation to record concurrently with the Final Map.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0016	Waviers for setback and design review for finished grade on 21 acres in an R-1 and an R-D zone	Approved by BCC	March 2023

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400075 (NZN-18-1028)	First extension for a zone change to reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	July 2022
ET-21-400060 (VS-18-1029)	First extension of time to vacate and abandon easement and rights-of-way	Approved by BCC	June 2021
WS-20-0012	Increased street length and design review for a single-family residential development	Approved by BCC	March 2020
TM-20-500002	61 single family residential lots	Approved by BCC	March 2020
NZN-18-1028	Reclassified the site to R-1 and R-D zoning for a single family residential development	Approved by BCC	April 2019
TM-18-500243	75 single family residential lots	Denied by BCC	April 2019
VS-18-1029	Vacated and abandoned easements and rights-of-way	Approved by BCC	April 2019
NZN-18-0055	Reclassified the site to R-2 zoning for a single family residential development	Withdrawn at BCC	June 2018
VS-18-0056	Vacated and abandoned easements and rights-of-way	Withdrawn at BCC	June 2018
TM-18-500009	Single family residential subdivision	Withdrawn at BCC	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I) & R-D	Single family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Facility	R-2 & P-F	Schorr Elementary School, single family residential, & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Ranch Estate Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the

subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff supports the request as the recordation of the application has been delayed due to several circumstances and additional land use that was approved for the site.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until April 17, 2025, to record.
- 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 re-approval by utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CFT LANDS, LLC

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 11A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>23-400059</u>	DATE FILED: <u>04/26/23</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-18-1029</u>		PLANNER ASSIGNED: <u>Rp</u>	TAB/CAC DATE: <u>6/14/23</u>
		TAB/CAC: <u>Enterprise</u>	PC MEETING DATE: _____
		BCC MEETING DATE: <u>07/05/23 (6-21-23)</u>	FEE: <u>\$300</u>

PROPERTY OWNER	NAME: <u>PN II, Inc.</u>
	ADDRESS: <u>7255 S. Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-804-7554</u> CELL: _____
	E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u>

APPLICANT	NAME: <u>PN II, Inc.</u>
	ADDRESS: <u>7255 S. Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-804-7554</u> CELL: _____
	E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services - Roxanne Leigh</u>
	ADDRESS: <u>5725 W. Badura Ave., Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-33-801-019

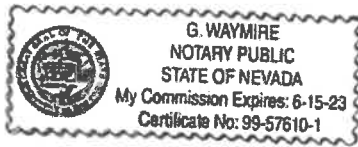
PROPERTY ADDRESS and/or CROSS STREETS: Chartan/Placid

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)*

Bronn Anderson
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 22nd, 2023 (DATE)
 By Bronn Anderson
 NOTARY PUBLIC: G. Waymire



*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.

AWD1705.000

April 17, 2023

ET-23-400059

Clark County Planning
500 Grand Central Pkwy.
Las Vegas, NV 89155

**Subject: Silverado Court VIII
Justification Letter for Vacation Extension of Time (VS-18-1029)
APN: 177-33-801-019**

Dear Staff:

Westwood Professional Services, Inc., on behalf of our client, PN II, Inc., respectfully submits this justification letter with an application for an Extension of Time for the above referenced Vacation. The community is generally located at the northwest corner of Starr Ave. and Fairfield Ave. The Assessor's Parcel Number for the proposed community is 177-33-801-019

Additional applications have been approved to the north of this project that will complement the approved tentative map and design review for the Silverado Court VIII development, and the developer intends to develop both projects together.

An Extension of Time (ET-21-400060) was previously approved on June 14, 2021. This vacation is tied to our Final Map (NFM-22-500150). This project has experienced several setbacks, such as additional coordination with FEMA to obtain the Conditional Letter of Map Revision and additional land use needed for plan approval. The final map will not record prior to the Vacation Expiration Date. We are submitting a 2-year extension of time to allow enough time for the Vacation to record concurrent with the Final Map.

Please accept and approve this request and application for a Vacation Extension of Time.

Westwood Professional Services



Corey Lieber, P.E.
Project Manager

SHOPPING CENTER
(TITLE 30)

RAINBOW BLVD/CAPOVILLA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400065 (WS-19-0185)-RAINBOW 215 PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** allow alternative landscaping adjacent to a drive-thru lane along a public right-of-way (Rainbow Boulevard); and **2)** modified street standards.

DESIGN REVIEW for modifications to an approved shopping center on 9.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise. MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-417-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative landscaping adjacent to a drive-thru lane along a public right-of-way (Rainbow Boulevard) where an intense landscape buffer per Figure 30.64-12 is required per Section 30.48.660.
2.
 - a. Reduce the throat depth to 20 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 73.3% reduction).
 - b. Reduce the departure distance of a driveway along Arby Avenue from an intersection to 171 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 10% reduction).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.1
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 29.5

- Square Feet: 62,109 (overall center)
- Parking Required/Provided: 249/353

History & Request

ET-21-400095 (WS-19-0185) was approved by the Board of County Commissioners (BCC) in July 2021 to extend WS-19-0185, which was previously approved by the BCC in May 2019. The approved plans in WS-19-0185 depicted a 62,109 square foot shopping center consisting of 5 buildings. ADR-21-900694 was approved administratively in November 2021 for modifications to the previously approved shopping center. The approved modifications included reducing the area of the shopping center to 62,109 square feet with revisions to the building elevations. The shopping center provides 353 parking spaces where 249 parking spaces are required. Access to the shopping center is granted via commercial driveways located along Arby Avenue, Rainbow Boulevard, and Capovilla Avenue. The applicant is requesting an extension of time for 2 years to complete the project.

Site Plans

The approved plans depict a 62,109 square foot shopping center consisting of 5 buildings. The 5 buildings consist of an in-line retail/grocery store building, 2 fast food restaurants with drive-thrus, and 2 sit down restaurants. The in-line retail/grocery store building is located along and set back approximately 41 feet from the east property line. A loading space is located at the rear of the building. Sit down restaurant #1 is located approximately 30 feet from the north property line and 150 feet from the west property line. Fast food restaurant #1 is located approximately 42 feet from the west property line, with a drive-thru lane along the west, south, and east sides of the building. Sit down restaurant #2 is located approximately 11 feet from the south property line and 34 feet from the west property line. A loading space is located to the east of the building. Fast food restaurant #2 is located 43 feet from the south property line, with a drive-thru lane along the west and south sides of the building. A 5 foot wide pedestrian walkway connects all the buildings within the shopping center. Access to the site is from a driveway off Rainbow Boulevard, 2 driveways from Arby Avenue, and 2 driveways off Capovilla Avenue. A total of 353 parking spaces are provided where a minimum of 249 parking spaces are required.

The rear driveways along both Arby Avenue and Capovilla Avenue do not meet the minimum required throat depths of 75 feet. The throat depth for the rear driveway along Arby Avenue is 20 feet and the throat depth for the rear driveway along Capovilla Avenue is 24 feet. Furthermore, 1 of the driveways along Arby Avenue is 171 feet from the intersection of Arby Avenue and Rainbow Boulevard and does not meet the minimum departure distance of 190 feet. Therefore, waivers of development standards were requested.

Landscaping:

The approved plans show a 15 foot wide landscape area with a detached sidewalk along Rainbow Boulevard, a 10 foot wide landscape area with an attached sidewalk along Capovilla Avenue, and a 6 foot to 15 foot wide landscape area with an attached sidewalk along Arby Avenue. Additional landscaping is provided adjacent to the loading space located to the east of sit down restaurant #2 in order to screen the loading space from Capovilla Avenue. An intense landscape buffer per Figure 30.64-12 is provided along Capovilla Avenue, adjacent to the drive-thru lane of fast food restaurant #2, as required per CMA Design Overlay District requirements.

Elevations

The approved plans depict a 1 story, 29.5 foot high in-line retail/grocery store building. Fast food restaurants #1 and #2 are both 1 story, 18 foot high buildings. Sit down restaurant #1 and #2 are both 1 story, 23 foot high buildings. Building materials consist of stucco finish, stone veneer, wood veneer, aluminum storefront systems, wood lattices, metal canopies, and awnings. A consistent architectural design is incorporated into all of the buildings on the site. The roofs are flat with parapet walls at varying heights, although an architectural tower is also shown for sit down restaurant #1.

Floor Plans

The approved plans show a 42,800 square foot in-line retail/grocery store building consisting of 32,000 square feet of grocery store area and 10,800 square feet of retail area. The retail area is located to the north and south of the grocery store space. Fast food restaurants #1 and #2 are both 2,500 square feet. Sit down restaurant #1 is 5,000 square feet and sit down restaurant #2 is 10,000 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400095 (WS-19-0185):

Current Planning

- Until May 8, 2023 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 the County is currently rewriting Title 30 and future land use applications, including applications for extension time; and that the extension of times 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-19-0185:

Current Planning

- Provide a decorative low profile masonry wall (no higher than 3 feet) adjacent to the drive-thru lane along Rainbow Boulevard to prevent vehicle headlights shining onto northbound traffic on Rainbow Boulevard;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Update drainage study to reflect current project plans;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Arby Avenue, 30 feet for Capovilla Avenue, the necessary portion of the cul-de-sac for Capovilla Avenue, and associated spandrels.
- Applicant is advised that the plans do not comply with Uniform Standard Drawing 222.1; that easements exist that will interfere with the proposed development; that changes to the plans will be necessary, which may result in the need for additional land use applications; 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.

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 #0110-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that the schedule of the overall project was delayed between the years 2019 and 2022. The shopping center is about 90% leased and the final buildings are scheduled for construction. The project includes a shopping center on 8.34 acres.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-22-400026 (ZC-0132-17)	Wavier for a zone change requiring recording perpetual cross access	Approved by BCC	April 2022
ADR-21-900647	Modifications to a previously approved shopping center	Approved by ZA	November 2021
ET-21-400095 (WS-19-0185)	First extension of time for alternative landscaping and modified street standard, and design review for shopping center.	Approved by BCC	July 2021
ET-21-400094 (VS-0133-17)	Second extension of time for vacated and abandoned a 5 foot wide portion of right-of-way being Rainbow Boulevard	Approved by BCC	July 2021
ET-21-400132 (VS-19-0490)	First extension of time for a vacated and abandoned easement	Approved by PC	October 2021
TM-21-500085	Commercial subdivision on 9.3 acres in a C-2	Approved by BCC	July 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400147 (VS-0133-17)	First extension of time for a portion of right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment)	Approved by BCC	January 2020
VS-19-0490	Vacated and abandoned easements	Approved by PC	August 2019
WS-19-0185	Waiver for alternative landscaping and modified street standard, and design review for shopping center	Approved by BCC	May 2019
ADET-19-900237 (ZC-0132-17)	Administrative extension of time for the zone change from R-E to C-2 zoning	Approved by ZA	May 2019
ZC-0132-17	Reclassified the west half of the site from R-E to C-2 zoning and increased wall height with a design review for a shopping center and increased finished grade	Approved by BCC	April 2017
TM-0025-17	1 lot commercial subdivision - expired	Approved by BCC	April 2017
VS-0133-17	Vacated and abandoned a 5 foot wide portion of right-of-way being Rainbow Boulevard	Approved by BCC	April 2017
ZC-0871-03	Reclassified the east half of the site from R-E to C-2 zoning for future development	Approved by BCC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 & R-4	Shopping center & undeveloped
South	Corridor Mixed-Use	C-2 & R-4	Commercial center & undeveloped
East	Corridor Mixed-Use & Business Employment	R-5	Multiple family residential
West	Business Employment	C-2	Shopping center

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.

Since previous approval, an off-site permit, a traffic study, a grading permit, and several building permits were issued for this site, as well as a subdivision map was recorded in August 2021. Therefore, staff can support the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until May 8, 2025 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: SACKLEY FAMILY TRUST & SACKLEY, STUART TRS
CONTACT: GLORIA LONG-HERNANDEZ, GMRA, 6325 S JONES BLVD #100, LAS VEGAS, NV 89118



LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

12A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <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-19-0185 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET- 23-400065</u> DATE FILED: <u>5/4/23</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/14/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/21/23 (July 5/23)</u> FEE: <u>\$1000</u>
	PROPERTY OWNER NAME: <u>Rainbow 215 Properties LLC</u> ADDRESS: <u>700 North Main Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Kent Barry</u> ADDRESS: <u>7900 Sahara Avenue, Suite 290</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-526-0872</u> CELL: _____ E-MAIL: <u>psdevelopment@msn.com</u> REF CONTACT ID #: <u>247413</u>
	CORRESPONDENT NAME: <u>George Rogers</u> ADDRESS: <u>6325 South Jones Boulevard, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-894-5027</u> CELL: <u>702-376-9782</u> E-MAIL: <u>pac@gmralv.com</u> REF CONTACT ID #: <u>168923</u>

ASSESSOR'S PARCEL NUMBER(S): 176-02-417-001
 PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of South Rainbow Boulevard & West Arby Avenue
 PROJECT DESCRIPTION: Extension of Time

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

[Signature] Robert How
 Property Owner (Signature)* Property Owner (Print)

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC: _____

**SEE
ATTACHMENT**

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

California Jurat Certificate

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 Los Angeles

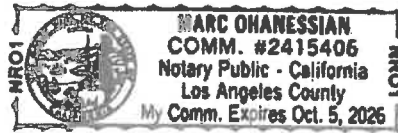
S.S.

Subscribed and sworn to (or affirmed) before me on this 2 day of MAY,

2023, by ROBERT HARO

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

before me.



OPTIONAL INFORMATION

information

not required

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

~~_____~~

containing _____ pages, and dated _____

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Affiant(s) Thumbprint(s) Describe: _____



George M. Rogers, Architect

Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100

Las Vegas, Nevada 89118

(702)894-5027

fax (702)894-5028

www.gmrarchitect.com

April 26, 2023

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

re: **APN 176-02-417-001**
Southeast Corner of Rainbow Boulevard & Arby Avenue
Letter of Justification
Extension of Time (WS-19-0185)

To Whom It May Concern,

The following request and justification is provided for your consideration and review:

Request

This application is submitted for an Extension of Time for the application associated with WS-19-0185.

Project Description

The project includes a shopping center on 8.34 acres. Some phases of the shopping center have been permitted and are being constructed and the final phases have been scheduled. This second Extension of Time will allow for the final buildings to be permitted for construction.

Justification

This application is justified because the final phases of construction are imminent. The schedule of the overall project was delayed during the years 2019 to 2022. The shopping center is about 90% leased and the final buildings are scheduled for construction.

We look forward to your review and comments.

Very truly yours,

A handwritten signature in blue ink, appearing to read "G. M. Rogers". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

George M. Rogers, AIA

06/21/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

MERANTO AVE/TEE PEE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0222-LV TEE PEE ROAD ONE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Serene Avenue, and between Newbattle Street and Tee Pee Lane (alignment) within Enterprise (description on file). JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:

176-19-701-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a single family residential subdivision. The request is to vacate government patent easements along the boundaries of the parcel that the applicant indicates are not necessary for development in this area. All required right-of-way dedications and utility and drainage easements will be provided with the recording of the subdivision map.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0010	Waiver for increased wall height and design reviews for a single family residential development	Approved by BCC	February 2020
VS-20-0011	Vacated and abandoned easements - expired	Approved by BCC	February 2020
TM-20-500001	20 lots and common lots for a single family residential subdivision	Approved by BCC	February 2020
ZC-0781-17	Reclassified the site to R-2 zoning for a future residential development	Approved by BCC	November 2017
VS-0782-17	Vacated and abandoned government patent easements - expired	Approved by BCC	November 2017

Surrounding Land Use

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

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

Related Applications

Application Number	Request
WS-23-0221	A waiver of development standards and design reviews for a single family residential development is a companion item on this agenda.
TM-23-500064	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

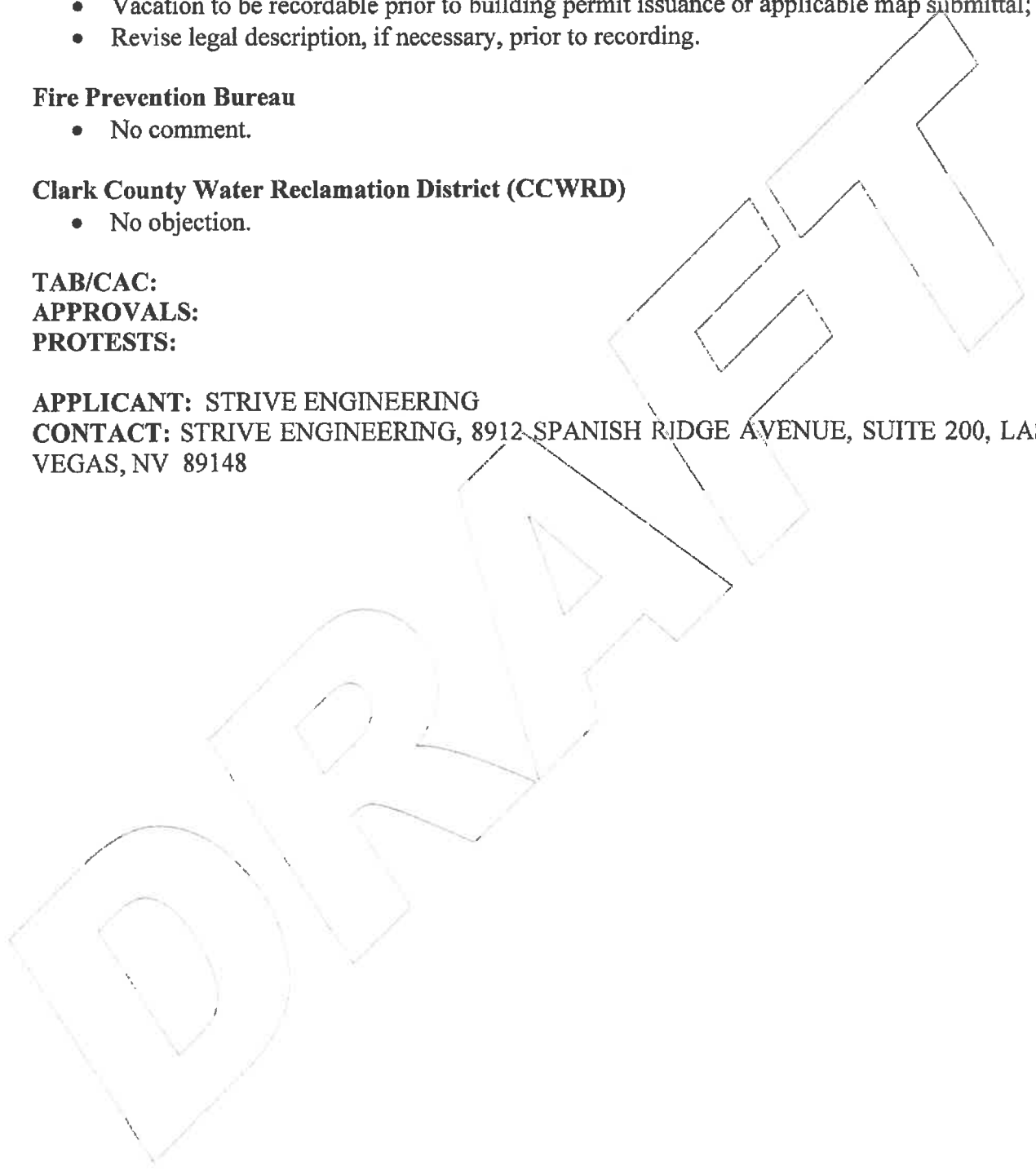
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148





VACATION APPLICATION

13A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0222</u> DATE FILED: <u>5-1-23</u>
		PLANNER ASSIGNED: <u>NA</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6-14-23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6-21-23 (7-5-23)</u> FEE: <u>\$ 875.00</u>

PROPERTY OWNER	NAME: <u>L V TEE PEE ROAD ONE L L C</u>
	ADDRESS: <u>3900 Hualapai Way STE 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-604-4609</u> CELL: <u>702-604-4609</u>
	E-MAIL: <u>andres@bostonmahabfr.com</u>

APPLICANT	NAME: <u>L V TEE PEE ROAD ONE L L C</u>
	ADDRESS: <u>3900 Hualapai Way STE 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-604-4609</u> CELL: <u>702-604-4609</u>
	E-MAIL: <u>andres@bostonmahabfr.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kelsey Barber</u>
	ADDRESS: <u>8912 Spanish Ridge Ave, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: _____ ZIP: <u>89148</u>
	TELEPHONE: <u>702-718-1788</u> CELL: <u>702-250-1167</u>
	E-MAIL: <u>kelsey.barber@strivenv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-006

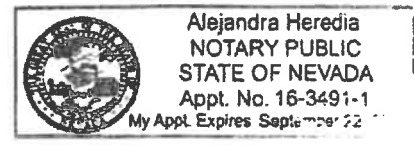
PROPERTY ADDRESS and/or CROSS STREETS: W Meranto Ave, & S Tee Pee Ln

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 Clark
 SUBSCRIBED AND SWORN BEFORE ME ON January 6th, 2023 (DATE)
 By Brandon Heath
 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.

February 28, 2023

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

VS-23-0222

Subject: **Meranto & Tee Pee- Justification letter for Vacation of Patent Easements
(APN: 176-19-701-006)**

To Whom It May Concern,

On behalf of our client, LV Tee Pee Road One, Inc., Stive Engineering is respectfully submitting this justification letter for the vacation of the existing patent easements in support of the residential subdivision, hereafter referred to as Meranto & Tee Pee, which is a 20-lot single family detached subdivision on +/- 2.5 gross acres.

This vacation was previously approved in February 2020 filed under VS-20-0011. Due to unforeseen timing of the completion of the Cougar Reservoir, development of the project has been delayed. Therefore, the Applicant is requesting to vacate the same patent easements that was approved in February 2020. This vacation application is being submitted concurrently with a Tentative Map, Waiver of Standards, and Design Review.

Patent Vacation:

The purpose is to vacate all of the 33' wide patent easements along the north, east and west boundary of our site and a 3' portion of the patent easement along the south boundary reserved by the United States of America per that certain document recorded June 12, 1961, in Book 302, Page No. 244462, Patent No. 1208576 of Official Clark County, Nevada Records. Vacation of these patent easements is required as it encroaches onto the subject parcel, and its vacation is necessary for the proposition of onsite development. The applicant is respectfully requesting Clark County's approval on this vacation. A legal description, exhibit, and supporting documents have been provided, as part of this package, for your review.

We appreciate your consideration in reviewing and recommendation of approval for this application, so we can provide a development that is consistent with the County's vision. If you have any further questions, please do not hesitate to contact me at Kelsey.Barber@strivenv.com or (702) 718-1788 ext. 108

Sincerely,



Kelsey Barber
Lead Processor

Cc:
Andres Vera (Boston Omaha)
Joanna Opena (Stive Engineering)

06/21/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

MERANTO AVE/TEE PEE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0221-LV TEE PEE ROAD ONE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) landscaping.

DESIGN REVIEWS for the following: 1) a single family residential development; 2) hammerhead turnaround; and 3) finished grade on 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Meranto Avenue and Tee Pee Lane (alignment) within Enterprise. JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:

176-19-701-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 12 feet (6 foot screen wall with up to 6 foot retaining walls) where a wall height of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.3% increase).
2. Permit an alternative landscaping design with an attached sidewalk along Meranto Avenue where landscaping with a detached sidewalk per Figure 30.64-17 is required.

DESIGN REVIEWS:

1. A detached single family residential development.
2. Permit a hammerhead turnaround at the terminus of a street where a radius cul-de-sac design per Uniform Standard Drawing 212 is the standard.
3. Increase finished grade to 96 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 166.7% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 2.5
- Number of Lots: 20 (residential lots)/1 (common element)
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,301/4,931
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,314 to 2,869
- Open Space Required/Provided: 0/5,589

Site Plans

The plans depict a detached single family residential development consisting of 20 lots on 2.5 acres with a density of 8 dwelling units per acre. The plans depict 2 of the lots on the southeast corner of the site having direct access from Meranto Avenue. Access to the remainder of the lots will be provided by two, 43 foot private streets which will include a 5 foot wide sidewalk on 1 side of the streets. The first private street starts at the entrance of the subdivision on the southwestern portion of the site and goes north where it terminates in a stub street on the northwestern portion of the site. This stub street will provide access to 2 lots. The second private street is perpendicular to the first and terminates in a hammerhead turnaround that is located on the northeast portion of the site. The plan depicts a common lot on the southeastern portion of the site to be used as a park area for the residents.

Landscaping

Typical front yard landscaping will be provided by the future homeowners for the 2 lots on the southeast corner of the development that front onto Meranto Avenue. Meranto Avenue is the side street of 2 corner lots on the east and west sides of the entrance to the development. The plans depict an approximate 6 foot wide landscape area consisting of trees, shrubs, and groundcover along Meranto Avenue with these corner lots. Landscaping consisting of trees, shrubs, and groundcover are also provided in the common element/park area.

Elevations

The plans depict 4 home models that are each 2 stories with a maximum height of 25 feet. Each home has a pitched roof with concrete tile roofing material. The exterior of the homes will have a stucco finish painted in earth tone colors with design elements to include arches and window fenestrations. The homes will also include recesses and pop-outs with variations in the rooflines to break-up the vertical and horizontal surfaces of the structures.

Floor Plans

The plans depict 4 home models that are each 2 stories and between 2,314 square feet and 2,869 square feet in area. The homes will have options for 3 to 4 bedrooms and each model will have a 2 car garage.

Applicant's Justification

The applicant indicates that the proposed residential development is similar in density and intensity as the existing single family developments abutting this site. The proposed use of the

parcel complies with the land use plan and is consistent and compatible with existing and planned land uses in this area. The property is adjacent to existing development to the north, south, and west. The increased fill and retaining wall heights are necessary for the proposed development to match the existing conditions in this area. The applicant indicates the site is limited in size and the proposed hammerhead turnaround will take up less area than the preferred radius cul-de-sac design. Additionally, the existing residential developments abutting this site use the hammerhead turnaround design at the end of the streets.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0010	Waiver for increased wall height and design reviews for a single family residential development	Approved by BCC	February 2020
VS-20-0011	Vacated and abandoned easements - expired	Approved by BCC	February 2020
TM-20-500001	20 lots and common lots for a single family residential subdivision	Approved by BCC	February 2020
ZC-0781-17	Reclassified the site to R-2 zoning for a future residential development	Approved by BCC	November 2017
VS-0782-17	Vacated and abandoned government patent easements - expired	Approved by BCC	November 2017

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-23-0222	A vacation and abandonment of easements is a companion item on this agenda.
TM-23-500064	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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

There are existing single family residential developments to the north, south, and west that abut this site. These existing developments have established existing conditions for the area which impact the design of this site for drainage and off-site improvements. These are unique circumstances that impact the property and can warrant an increase in retaining wall heights to allow the development of this site to transition into these existing conditions. Therefore, staff has no objection to this request.

Waiver of Development Standards #2

The landscaping proposed by the applicant is similar in design to the landscaping provided along Meranto Avenue for the existing single family residential developments to the west and south of the site. The proposed landscaping along Meranto Avenue will provide a uniform streetscape that is in harmony with the existing developments in this area; therefore, staff can support this request.

Design Reviews #1 & #2

The proposed development is similar in density and intensity as the existing single family residential developments in this area. The site is limited in area and a hammerhead turnaround would take less area away from the proposed lots within the development as a radius cul-de-sac. Additionally, the existing residential developments in this area all use the hammerhead turnaround rather than the radius cul-de-sac design. Therefore, the proposed development is consistent and compatible with the existing residential developments in this area and staff can support these requests.

Public Works - Development Review

Design Review #3

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

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:

Comprehensive Planning

- Expunge WS-20-0010 and TM-20-500001.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

14A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475⁰⁰</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675⁰⁰</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-230221</u> DATE FILED: <u>5-1-23</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Entupree</u> TAB/CAC DATE: <u>6-14-23</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>6-21-23 (7-5-23)</u> FEE: <u>\$ 1150⁰⁰</u>
	PROPERTY OWNER NAME: <u>L V TEE PEE ROAD ONE L L C</u> ADDRESS: <u>3900 Hualapai Way STE 200</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89147</u> TELEPHONE: <u>702-604-4609</u> CELL: <u>702-604-4609</u> E-MAIL: <u>andres@bostonmahabfr.com</u>
	APPLICANT NAME: <u>L V TEE PEE ROAD ONE L L C</u> ADDRESS: <u>3900 Hualapai Way STE 200</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89147</u> TELEPHONE: <u>702-604-4609</u> CELL: <u>702-604-4609</u> E-MAIL: <u>andres@bostonmahabfr.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Kelsey Barber</u> ADDRESS: <u>8912 Spanish Ridge Ave, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89148</u> TELEPHONE: <u>702-718-1788</u> CELL: <u>702-250-1116</u> E-MAIL: <u>kelsey.barber@strivenv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-006

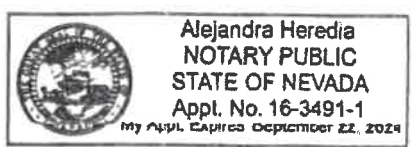
PROPERTY ADDRESS and/or CROSS STREETS: W Meranto Ave. & S Tee Pee Ln

PROJECT DESCRIPTION: 20 Lot Single Family Residential

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

Property Owner (Signature) [Signature] Property Owner (Print) Brendon Neatis

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON January 6th, 2023 (DATE)
 By Brendon Neatis
 NOTARY PUBLIC: [Signature]



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

February 28, 2023

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

WS-23-0221

Subject: Meranto & Tee Pee- Justification letter for Tentative Map, Design Review, and Wavier of Standards Applications (APN: 176-19-701-006)

To Whom It May Concern,

On behalf of our Client, LV Tee Pee Road One LLC , we are pleased to offer this justification letter for a Tentative Map, Design Review, and Wavier of Standards for a proposed +/- 2.5 - acre residential subdivision located at W Meranto Avenue and Tee Pee Lane in Clark County Jurisdiction.

The Site was previously approved for a twenty (20) lot single-family residential development via applications WS-20-0010 and TM-20-500001. Due to unforeseen timing of the completion of the Cougar Reservoir, development of the project has been delayed. Therefore, the Applicant is requesting to resubmit their applications to reinstate the prior approvals. Additionally, an additional waiver for detached sidewalks has been included since the approval of the recently adopted ordinance for sidewalk requirements.

Project Description:

The site consists of one parcel, APN: 176-19-701-006. The proposed two story, single family residential development consists of Twenty (20) lots on a +/- 2.5 acres, with a gross density of 8 DU/Gross Acre. The parcels are currently classified under the Mid-Intensity Suburban Neighborhood (Up to 8 Du/AC) in Enterprise planned land use area. The project site is surrounded by single family residential with the same zoning of R-2 medium density residential. This subdivision will feature single family residential lots. The site proposes 43' wide private interior streets with curb, gutter, and sidewalk, which is consistent with the existing developments in this area

Tentative Map:

The proposed development requires a tentative map as detailed per Title 30.28. The development will take direct ingress from Meranto Avenue. Based on readily available record drawings, both non-potable and potable water are available in Meranto Avenue, which the project will tie into. Drainage of storm runoff is sheet flow from the west to the east, and this existing drainage pattern will be generally maintained.

Design Review:

Per Table 30.16-9, the applicant is requesting a Design Review for the following items:

- 1. When in conjunction with any other required land use application for proposed construction.**

The design review is required as the applicant has companion applications in the form of a wavier of standards and tentative map.

2. To increase finished grade per artificial grade requirements in Section 30.32.040.

The proposed development requires a design review to allow fills more than 3', where the grade changes are significant across the site. We are requesting a max fill of 8' and this is located within the center of the site, specifically in the area of lots 16, 17, 19, and 20. The increase in fill is necessary to direct storm runoff around habitable structures, provide adequate flood protection, and provide sufficient fall across the site for sewer connection into Meranto Avenue.

3. To utilize a hammerhead cul-de-sac design within a residential subdivision.

Per Title 30.56.080.o, factors to be considered in determining whether a hammerhead design is appropriate include the following:

1. The number and layout of on-site parking spaces
 - a. Justification: Each home will provide two parking spaces (40 Spaces) plus 3 parking spaces adjacent to the hammerhead. In addition, parking can be provided on the street in front of the homes.
2. Driveway Length
 - a. Justification: All lots will have a minimum of 20-ft/ 18-ft in hammerhead, driveway lengths capable of 2 vehicles parking.
3. The Number of Hammerheads
 - a. Justification: Only one hammerhead is proposed for the entire site, while the surrounding developments adjacent to the Site have been approved with multiple hammerhead designs.
4. Size of lots
 - a. Justification: The lot sizes vary with the minimum width of 35-ft and minimum depth of 81-ft. There is only one lot adjacent to the hammerhead with parking restrictions and 3 parking spaces are provided opposite this lot to compensate for this.
5. Shape and other constraints of the property
 - a. Justification: The property is 2.5 acres, very small and an infill site, the design proposed matches into the adjacent properties developed in similar manner.

Waiver of Standards:

The applicant requests the following Waiver of Development Standards (WOS) for the proposed development:

1. Title 30.64.050(a)(4) – Alternative Standards: Fences and Walls

A waiver is requested from Title 30.64.050(a) where a 3-foot maximum retaining wall is permitted along perimeter and interior streets, as well as in interior subdivision walls. A waiver is requested up to 6 feet of retaining wall due to the large grade differential across the site, which is approximately 7 feet. There are also deep washes that traverse the site and need to be filled in. To provide flat pad grades, the grade differential needs to be made up using larger retaining walls, specifically along the east boundary line.

2. Title 30.64-17 - Landscaping- Detached Sidewalks

We are requesting a waiver from Table 30.64-1 to allow for a reduction of the landscape buffer along the southern part of the project site to 11 feet (a 5-foot attached sidewalk behind a 6-foot-wide landscape area) where 15-feet with a detached sidewalk is required along Meranto avenue. The purpose of the buffer width reduction to allow for the development of this infill parcel to be consistent with the surrounding and adjacent development. The adjacent developments to the east and to the south has an attached sidewalk and a 6-foot landscape buffer along Meranto Ave. Providing a detached sidewalks in this area would result in a development that is inconsistent with the area. We believe the request is compatible for the area since the project site is an infill development and development of such parcels should be development consistent with the adjacent properties.

Conclusion:

The proposed two story, single family residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. No significant adverse impacts to the existing natural environment are anticipated.

The proposed development generally complies with all applicable provisions of the Clark County Development Code, Title 30 standards, and the goals of the Mid-Intensity Suburban Neighborhood (Up to 8 Du/AC) in Enterprise planned land use area. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and recommendation of approval for this application, so we can provide a development that is consistent with the County's vision. If you have any further questions, please do not hesitate to contact me at Kelsey.Barber@strivenv.com (702) 718-1788 ext. 108

Sincerely,



Kelsey Barber
Lead Processor

Cc:
Andres Vera (Boston Omaha)
Joanna Opena (Stive Engineering)

06/21/23 BCC AGENDA SHEET

MERANTO & TEE PEE
(TITLE 30)

MERANTO AVE/TEE PEE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500064-LV TEE PEE ROAD ONE, LLC:

TENTATIVE MAP consisting of 20 single family residential lots and 1 common lot on 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Meranto Avenue and Tee Pee Lane (alignment) within Enterprise. JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:
176-19-701-006

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 20 (residential lots)/1 (common element)
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,301/4,931
- Project Type: Single family residential development

The plans depict a detached single family residential development consisting of 20 lots on 2.5 acres with a density of 8 dwelling units per acre. The plans depict 2 of the lots on the southeast corner of the site having direct access from Meranto Avenue. Access to the remainder of the lots will be provided by two, 43 foot private streets which will include a 5 foot wide sidewalk on 1 side of the streets. The first private street starts at the entrance of the subdivision on the southwestern portion of the site and goes north where it terminates in a stub street on the northwestern portion of the site. This stub street will provide access to 2 lots. The second private street is perpendicular to the first and terminates in a hammerhead turnaround that is located on the northeast portion of the site. The plan depicts a common lot on the southeastern portion of the site to be used as a park area for the residents.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0010	Waiver for increased wall height and design reviews for a single family residential development	Approved by BCC	February 2020
VS-20-0011	Vacated and abandoned easements - expired	Approved by BCC	February 2020
TM-20-500001	20 lots and common lots for a single family residential subdivision	Approved by BCC	February 2020
ZC-0781-17	Reclassified the site to R-2 zoning for a future residential development	Approved by BCC	November 2017
VS-0782-17	Vacated and abandoned government patent easements - expired	Approved by BCC	November 2017

Surrounding Land Use

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

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

Related Applications

Application Number	Request
WS-23-0221	A waiver of development standards and design reviews for a single family residential development is a companion item on this agenda.
VS-23-0222	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

Comprehensive Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Meranto Avenue.
- 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.

Comprehensive Planning - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0024-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148

06/21/23 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

CAMERON ST/ARBY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0245-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue, and between Cameron Street and Rodgers Street and a portion of right-of-way being Ullom Drive located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-06-402-008; 177-06-402-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation and abandonment of patent easements ranging in size from 3 feet to 33 feet wide which are located on the perimeter of APN 177-06-402-009, excepting out dedication for public right-of-way. Additionally, the plans show the vacation and abandonment of a portion of a remnant cul-de-sac being Ullom Drive where it terminates at the south boundary of the site.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-23-0244	A waiver of development standards for a single family development is a companion item on this agenda.
TM-23-500070	A tentative map for 31 single family residential lots on 17.7 acres 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 easements and right-of-way 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:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet to 60 feet for Cameron Street, 30 feet for Capovilla Avenue, 30 feet for Arby Avenue and associated spandrels;
- Dedication and vacation of Ullom Drive to be coordinated with Public Works - Development Review;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC.

**CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,
LAS VEGAS, NV 89146**

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 16A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0245</u> DATE FILED: <u>5.8.23</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6.14.23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7.5.23 (6.21.23)</u> FEE: <u>9875.00</u> <div style="text-align: right; margin-top: 10px;"> <u>R-F</u> <u>Ranch Estates Neighborhood</u> <u>MN</u> </div>
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PROPERTY OWNER	NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 S Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u>
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APPLICANT	NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 S Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>GCW / Jennifer Veras</u> ADDRESS: <u>1555 S Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2096</u> CELL: _____ E-MAIL: <u>jveras@gcwwengineering.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-06-402-008 and 009

PROPERTY ADDRESS and/or CROSS STREETS: Tomsik/Patrick/Oquendo

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.

<div style="text-align: center; margin-bottom: 10px;"> Property Owner (Signature)* </div> STATE OF NEVADA COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>7-1-22</u> (DATE) By <u>Brenn Anderson</u> NOTARY PUBLIC: <u>G. Waymire</u>	<div style="text-align: center; margin-bottom: 10px;"> Property Owner (Print) </div> <div style="border: 1px dashed black; padding: 5px; text-align: center; margin-top: 10px;"> G. WAYMIRE NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 6-15-23 Certificate No: 99-57610-1 </div>
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*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.

764-A239

March 1, 2023

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

**RE: Department of Aviation Sales Unit 14 APN's 177-06-402-008 and 009 Approximately 17.72 +/- Gross Acres
Request for Design Review, Waivers, and Vacation**

On behalf of our client, Pulte Group, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the current Department of Aviation site with approved zoning of R-E (2 units per acre). The property is located north of Warm Springs Road, south of Arby Avenue and is bisected by Cameron Street. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned R-E.

Vacation:

The proposed vacation is for the following:

- South 3' along Arby Avenue adjacent to APN 177-06-402-009 – This vacation of patent easement is to match the 60' of right of way for Arby Ave.
- East 3' along Cameron Street adjacent to APN 177-06-402-009 – This vacation of patent easement is to match the 60' of right of way for Cameron Street.
- North 3' along Capovilla Avenue adjacent to APN 177-06-402-009 – This vacation of patent easement is to match the 60' of right of way for Capovilla Ave.
- 33' Patent Easement adjacent the east boundary of APN 177-06-402-009.
- A portion of Ullom Drive where it terminates at the south boundary of the site with a cul-de-sac 177-06-499-012

The Patent Easements are no longer necessary for roadway or utility purposes. The vacation of patent easements are necessary to develop the project site

If you have any questions or clarifications, please call me at (702) 804-2153.

Cordially,

GCW, INC.



Wesley T. Petty, PE
Senior Vice President

06/21/23 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

CAMERON ST/ARBY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0244-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow alternative landscaping and attached sidewalks; 3) reduce street intersection off-set; and 4) waive street dedication.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 17.7 acres in an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the east and west sides of Cameron Street and the south side of Arby Avenue within Enterprise. MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-06-402-008; 177-06-402-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined screen wall and retaining wall height to 12 feet (6 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 33% increase).
2. Allow alternative landscaping and attached sidewalk along Arby Avenue, Cameron Street, Capovilla Avenue, and Ullom Drive where landscaping and a detached sidewalk is required per Figure 30.64-17 and Section 30.64.030.
3. Reduce the street intersection off-set to 116 feet where 125 feet is required per Chapter 30.52 (a 1% reduction).
4. Waive dedication of Ullom Drive through the center portion of the site where required by Section 30.52.030.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 72 inches (6 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 17.7
- Number of Lots: 31
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,006 (net)/27,136 (net)/20,012 (gross)/34,114 (gross)
- Project Type: Single family residential development

Site Plans

The plans depict a residential development totaling 31 single family lots on 17.7 acres. The density of the residential subdivision is 1.8 dwelling units per acre. The site design shows Cameron Street separating a portion of the eastern side of the development from the western side of the development. The lots range in size from a minimum of 18,006 square feet to a maximum of 34,114 square feet. The entire project is adjacent to an RNP area except for the southwest corner of the project. The lots within the subdivision will be served by 38 foot wide internal private streets with no sidewalks, and accessed from Cameron Street and Arby Avenue. All the public streets will be constructed to rural standards with minimum pavement instead of the full pavement, and without curb, gutter, sidewalk, and streetlights normally required for a public street. The wall height condition is at the north and east property lines. Additional retaining is required due to the terrain falling southwest to northeast. This request also includes waivers of development standards to allow attached sidewalks and reduced street intersection off-set.

Landscaping

The plans depict an approximate 10 foot wide street landscape element long the public street frontage. The off-site improvements adjacent to this site will be built to non-urban street standards. The perimeter of the residential subdivision will be decorative masonry walls.

Elevations

The plans depict 2 story model homes with multiple elevations with a height ranging from 24 feet to 31 feet. The plans submitted by the applicant depict 3 different models with each model type having potential elevation variations. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, stone veneer, and varying rooflines.

Floor Plans

The plans depict model homes with multiple floor plans ranging between 4,807 square feet to 4,952 square feet with options that include multiple bedrooms, 3 and 4 car garages, and options for bonus rooms.

Applicant's Justification

The applicant indicates this project will be developed at 1.8 dwelling units per acre which is within the densities allowed in the R-E zoning district. Furthermore, the applicant indicates the site has been designed with lots larger than standard minimum gross lot area of 20,000 square feet, making the request appropriate and compatible for the area.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-23-500070	A tentative map for 31 single family residential lots on 17.7 acres is a companion item on this agenda.
VS-23-0245	A vacation of easements and right-of-way on the site 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

Comprehensive 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

Plans show increased retaining wall height along the north and east property lines, adjacent to public street frontage. The primary reasoning for the height increase is needed to accommodate street drainage, natural topography, and corresponding pad heights; therefore, staff can support this portion of the request.

Waiver of Development Standards #2

While staff does not typically support waiving the requirement of having detached sidewalks, staff can support this request since the development provides 10 feet of landscaping along the public street frontage. Additionally, the off-site improvements adjacent to this site will be built to non-urban street standards where sidewalks are not typically provided; therefore, staff can support this portion of the request.

Design Review #1

The design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with the Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor

plans comply with policy by providing a variety of elevations with articulated building facades. Therefore, staff can support this portion of the request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in street intersection off-set for the distance from Avenue "A" to Capovilla Avenue. Avenue "A" only serves 23 lots and should see minimal traffic, reducing the potential conflicts.

Waiver of Development Standards #4

Staff has no objection to not dedicate Ullom Drive. Ullom Drive does not continue north of the site.

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.

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet to 60 feet for Cameron Street, 30 feet for Capovilla Avenue, 30 feet for Arby Avenue and associated spandrels;
- Dedication and vacation of Ullom Drive to be coordinated with Public Works - Development Review.
- 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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be

available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC.

CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,
LAS VEGAS, NV 89146

DRAFT



LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

17A

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>WS. 23 - 0244</u> DATE FILED: <u>5-8-23</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6-14-23</u> PC MEETING DATE: <u>7-5-23 Forwarded</u> RE BCC MEETING DATE: <u>→ (6-21-23)</u> Ranch Estates Neighborhood FEE: <u>\$1,150.00</u> MN
	PROPERTY OWNER NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 W Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u>
	APPLICANT NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 W Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>GCW / Jennifer Veras</u> ADDRESS: <u>1555 S Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2096</u> CELL: _____ E-MAIL: <u>jveras@gcwengineering.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-06-402-008 and 009
 PROPERTY ADDRESS and/or CROSS STREETS: W Arby and Cameron St
 PROJECT DESCRIPTION: Residential Subdivision

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

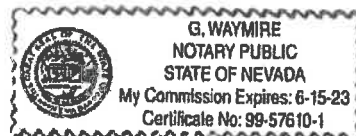
[Signature]
 Property Owner (Signature)*

BRENN ANDERSON
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7-1-23 (DATE)

By [Signature]
 NOTARY PUBLIC: [Signature]



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

764-A239

April 6, 2023

WS-23-0244

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

**Re: Department of Aviation Sales Unit 14 APNs 177-06-402-008 and 009,
Approximately 17.68+/- Gross Acres
Request for Design Review, Waivers, and Vacation**

On behalf of our client, Pulte Group, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the current Department of Aviation site with approved zoning of R-E (2 units per acre). The property is located north of Warm Springs Road, south of Arby Avenue and is bisected by Cameron Street. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned R-E. The main entrance into APN 177-06-402-008 will be from Cameron Street and the main entrance into APN 177-06-402-009 will be from Arby Avenue.

Design Review:

The Design Review is being requested to increase the finished grade over the maximum 36" per Clark County Title 30.32.40.a.9.b. The current site is a parcel from the September DOA auction and in order to provide positive drainage with large half-acre lots the site will have areas that require a maximum fill depth of 6'. The area with the additional fill occurs at the north and east property lines for both parcels (Design Review Exhibit Included).

The proposed site will consist of 31 single-family residential lots on 17.68 gross acres for a density of 1.75 dwelling units per gross acre. There will be a landscape easement between the property/right of way line that will comply with 30.64 requirements. The site will offer 2 different plans with 3 different elevations per plan: the livable square foot range will be from 4,807-4,952 sqft. There will be 2 models located on APN: 177-06-402-009. Minimum Lot Size is 20,012 sqft (gross)/18,006 (Net) and Maximum Lot Size is 34,114 sqft (gross)/27,136 sqft (Net).

Waivers:

1. Title 30.64.050 – Retaining Wall Height

Standard: 3' of retaining with 6' screen wall

Requested Waiver: Allow 6' of retaining wall with 6' screen wall.

Justification: APN 177-06-402-008 - this condition is at the north and east property lines adjacent to the existing residences and adjacent to Cameron St. APN 177- 06-402-009, this condition is at the north property line adjacent to Arby Avenue, and the east property line adjacent to the existing residences. Additional retaining is required due to the terrain falling southwest to northeast and we provide A-type drainage back to

the private street. Currently, the grading quantities are near a balance, and the additional height will allow the quantities to remain near balance.

2. Title 30.64-17 – Detached Sidewalk Requirements (straight sidewalk)

Standard: 5' concrete detached sidewalk offset 5' from back of curb.

Requested Waiver: No sidewalk adjacent to offsite roadways.

Justification: The development code requires detached sidewalk on all arterial, collector, and local (60' Wide) streets that do not have sidewalks. Therefore, a waiver of development standards to permit alternate landscaping (no detached sidewalk) where a detached sidewalk per figure 30.65-17 is required for Arby Ave, Cameron St, Ullom Dr, and Capovilla Ave.

3. Title 30.52.030a-1D – Street Requirements – Dedication of Right of Way

Standard: Dedicate Right of Way for local streets minimum 60 feet in width – Ullom Dr

Requested Waiver: Terminate Ullom Dr where it meets the project property line and not dedicate Ullom Dr. Right of way through site.

Justification: The Ullom Drive alignment does not continue north of Arby Ave and we are proposing to terminate Ullom Dr at the property line and not dedicate through the site. A proposed offset cul-de-sac that meets blue book standards is shown entirely on this site to provide turnaround.

4. Title 30.52.052.a.1 - Street Configuration for Single-Family Residential Subdivisions – Intersections

Standard: 125' Right of Way to Right of Way

Requested Waiver: Allow 116' intersection offset.

Justification: Avenue A provides access from Cameron St Drive into the proposed subdivision. The proposed parcel to the east of Cameron St does not provide access to Cameron St. There will be no conflicting left turns at this entry.

Tentative Map and Vacation:

We are also submitting the Tentative Map proposing the 31 single-family units along with a Vacation application package. If you have any questions or clarifications, please call me at (702) 804-2153.

Cordially,

Wesley T. Petty, PE
Senior Vice President

06/21/23 BCC AGENDA SHEET

ARBY AND CAMERON
(TITLE 30)

CAMERON ST/ARBY AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500070-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 31 single family residential lots (and common lots on 17.7 acres in an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the east and west sides of Cameron Street and the south side of Arby Avenue within Enterprise. MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-06-402-008; 177-06-402-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 17.7
- Number of Lots: 31
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,006 (net)/27,136 (net)/20,012 (gross)/34,114 (gross)
- Project Type: Single family residential development

The plans depict a residential development totaling 31 single family lots on 17.7 acres. The density of the residential subdivision is 1.8 dwelling units per acre. The site design shows Cameron Street separating a portion of the eastern side of the development from the western side of the development. The lots range in size from a minimum of 18,006 square feet to a maximum of 34,114 square feet. The entire project is adjacent to an RNP area except for the southwest corner of the project. The lots within the subdivision will be served by 38 foot wide internal private streets with no sidewalks, and accessed from Cameron Street and Arby Avenue. All the public streets will be constructed to rural standards with minimum pavement instead of the full pavement, and without curb, gutter, sidewalk, and streetlights normally required for a public street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estates Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Mix of developed and undeveloped single family homes

Related Applications

Application Number	Request
WS-23-0244	A waiver of development standards for a single family development is a companion item on this agenda.
VS-23-0245	A vacation of easements and right-of-way on the site 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

Comprehensive Planning

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet to 60 feet for Cameron Street, 30 feet for Capovilla Avenue, 30 feet for Arby Avenue and associated spandrels;
- Dedication and vacation of Ullom Drive to be coordinated with Public Works - Development Review.
- 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.

Comprehensive Planning - Addressing

- No comment.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0133-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PN II, INC
CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,
LAS VEGAS, NV 89146**

06/21/23 BCC AGENDA SHEET

RETAIL/RESTAURANT DEVELOPMENT
(TITLE 30)

WINDMILL LN/PLACID ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0207-WINDMILL & PLACID, LLC:

ZONE CHANGE to reclassify 4.0 acres from a CRT (Commercial Residential Transition) Zone to a C-1 (Local Business) Zone.

USE PERMITS for the following: **1)** convenience store; **2)** reduce separation from a convenience store to a residential use; **3)** gasoline station; **4)** reduce setback from a gasoline station to a residential use; and **5)** allow alcohol sales, liquor - packaged only where not in conjunction with a grocery store.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** allow a drive-thru talk box to face residential development; **3)** allow modified street standards; and **4)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** convenience store; **2)** gasoline station; **3)** restaurants with drive-thru and outside dining; **4)** retail building; and **5)** lighting.

Generally located on the north side of Windmill Lane and the east side of Placid Street within Enterprise (description on file) MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-810-001

USE PERMITS:

1. Convenience store.
2. Reduce the separation from a convenience store to a residential use to 95 feet where a minimum of 200 feet is required per Table 30.44-1 (a 52.5% reduction).
3. Gasoline station.
4. Reduce the setback from a gasoline station (fueling canopy) to a residential use to 112 feet where a minimum of 200 feet is required per Table 30.44-1 (a 44% reduction).
5. Allow alcohol sales, liquor - packaged only when required to be in conjunction with a grocery store per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping to 10 feet along Placid Street and Fairfield Avenue where 15 feet of landscaping is required behind an existing attached sidewalk per Section 30.64.030 (a 33.3% reduction).

2. Allow a drive-thru talk box to face residential development where talk boxes shall be set back behind the building or face to minimize noise away from adjacent homes per Table 30.56-2.
3.
 - a. Reduce the approach distance to the intersection of Placid Street and Windmill Lane to 88 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 41.4% reduction).
 - b. Reduce the departure distance from the intersection of Fairfield Avenue and Windmill Lane to 92 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 51.2% reduction).
4. Reduce throat depth to 27 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 64% reduction).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 300 E. Windmill Lane
- Site Acreage: 4
- Project Type: Retail/restaurant development
- Number of Stories: 1
- Building Height (feet): 31 (Building A)/29 (Building B)/29 (Building C)/22 (Building D)/24 (Building E)/19 (fuel canopy)
- Square Feet: 10,010 (Building A)/3,300/1,224 (Building B)/2,508 (Building C)/907 (Building D)/1,900 (Building E)/1,000 (outside dining)
- Parking Required/Provided: 126/133

Site Plan

This request is for a conforming zone change to reclassify 4 acres from a CRT zone to a C-1 zone to permit a commercial development consisting of a convenience store, gasoline station, retail building, and 4 restaurants with drive-thru lanes. The proposed retail building is located at the northeast portion of the site, while 3 of the 4 restaurants are located along the south portion of the site, along Windmill Lane. The fourth restaurant is attached to the proposed convenience store, centrally located within the west portion of the project site. The gasoline station (fuel canopy) is located at the southwest corner of the development, in proximity to the Windmill Lane and Placid Street intersection. A use permit is required to reduce the separation between the convenience store and residential use (single family) to the north. A second use permit is required to reduce the setback from the gasoline station (single family) and the residential use to the west, across Placid Street.

Below is a table reflecting the commercial building setbacks from the north, south, east, and west property lines of the site:

Building Setback from Property Lines (in feet)				
Building:	Property Line			
	North	East	South	West
Building A - (Dollar Tree)	20	140	193	315
Building B - (convenience store with fast-food)	95	430	138	92
Building C - (restaurant)	220	314	33	221
Building D - (coffee shop)	202	355	46	217
Building E - (drive-thru restaurant)	188	22	40	529
Gasoline station - (fuel canopy)	200	478	40	35

All buildings within the commercial development are connected through north/south and east/west cross access drive aisles. Access to the site is granted via 2 proposed commercial driveways along Windmill Lane. A waiver of development standards is requested to reduce the approach and departure distances from the Placid Street/Windmill Lane and Fairfield Avenue/Windmill Lane intersections, respectively. A second waiver is required to reduce the throat depth to 27 feet for the commercial driveway located at the southwest corner of the development. The commercial development requires 126 parking spaces where 133 parking spaces are provided. Existing, 5 foot wide attached sidewalks are located adjacent to Placid Street, Fairfield Avenue, and Windmill Lane.

Landscaping

The plans depict a 15 foot wide landscape area adjacent to Windmill Lane and 10 foot wide landscape areas along both Fairfield Avenue and Placid Street. All street landscape areas are located behind existing, 5 foot wide attached sidewalks. The street landscape areas consist of trees, shrubs, and groundcover. Parking lot landscaping is equitably distributed throughout the interior of the site. A 10 foot wide landscape area is located along the north property line of the project site, adjacent to the existing single family residential development. The landscape area consists of large, 24 inch box Evergreen trees. Furthermore, a landscape buffer measuring 20 feet in width, featuring a double row of large, 24 inch box Evergreen trees is located between Building A and the single family residential development. An existing 6 foot high block wall is located along the northeast property line and a new, 6 foot high block wall will be constructed along the northwest property line. A 14 foot wide landscape median with large trees, in conjunction with a 6 foot high CMU screen wall, provides an additional buffer between the drive-thru lane serving Building B (convenience store with fast food) and the single family residential development to the north.

Elevations

The plans depict a 1 story retail Building A measuring between 24 feet to 31 feet in height to the top of the parapet wall. The exterior of the building consists of a stucco exterior with an aluminum storefront window system located on the front (south) elevation. Decorative metal canopies are located above the storefront window system. The exterior of the building will be painted with neutral, earth tone colors with green accents reflecting the brand of the retail store.

Building B, convenience store with fast food, features varying rooflines measuring between 24 feet to 29 feet in height to the top of the parapet wall. The exterior of the building consists of a stucco exterior with an aluminum storefront window system located on the front (south) elevation. Building C, restaurant, ranges between 24 feet to 29 feet in height to the top of the parapet wall. The exterior of the building consists of a stucco exterior with an aluminum storefront window system located on the front (north) elevation and portions of the east and south elevations. Building D, coffee shop, features varying rooflines measuring between 13 feet to 22 feet in height to the top of the parapet wall. The exterior of the building consists of stucco with decorative accent metal. Building E, drive-thru restaurant, measures between 16.5 feet to 24 feet in height with varying rooflines. The exterior of the building consists of a stucco exterior with an aluminum storefront window system located on the front (south) elevation. The gasoline station (fuel canopy) consists of a metal canopy with a flat roof measuring 19 feet in height. All buildings, including the fuel canopy, will be painted with neutral, earth tone colors. Furthermore, all rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls.

Floor Plans

The plans for each building consists of shell space. Below is a table reflecting the area of Buildings A through F:

Building Information	
Building Area	(In square feet)
Building A - (Dollar Tree)	10,010
Building B - (convenience store with fast-food)	3,300/1,224
Building C - (restaurant)	2,508
Building D - (coffee shop)	907
Building E - (drive-thru restaurant)	1,900
Total Building Area	19,849

Outside dining areas measuring 750 square feet and 250 square feet in area are located to the east and northwest of Buildings C and D, respectively. The outside dining areas are set back a minimum of 200 feet from the single family residential development to the north.

Lighting

The plans depict a photometric plan for the commercial development with corresponding details on light fixtures. The lighting plan has the following elements: 1) wall pack LED fixtures at either 10 feet or 15 feet from grade on the various buildings; 2) 15 foot high LED parking lot light poles nearest the north property line; 3) 20 foot high LED parking lot light poles throughout the remaining areas of the site; and 4) recessed LED light fixtures at 16 feet from grade within the gasoline canopy. All light fixtures comply with Code requirements and are downcast to minimize or eliminate any light pollution. The photometric plan depicts values of near zero throughout the 12 foot wide landscape buffer adjacent to the single family residential use to the north. The lighting values do not take into account the screening and buffering that will be provided by the landscape buffer, which includes a 6 foot high decorative wall. Therefore, there will not be any light intrusion to the adjacent residential development.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the requested zone change to C-1 is entirely consistent with the intent of the Neighborhood Commercial (NC) planned land use designation and in compliance with several goals and policies contained within the Master Plan. The C-1 zoning district is intended to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets typically on a site less than 10 acres. The applicant indicates the convenience store is designed in such a manner on the site to function as a buffer to the residential use to the north. With a combination of enhanced landscaping and transitional space, the proposed use will not have any adverse impact on the immediate area. While the convenience store does not meet the standard separation, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from Code requirements. The orientation of the building functions as a buffer for the nearest residential use. Other site and building design elements that will ameliorate and mitigate possible negative impacts include the following: 1) the building will have full cut-off, shielded, low level lighting on the façade that faces west and north; 2) there is a drive aisle that functions as a transitional space; 3) low level, shielded LED parking lot lights will be provided; and 4) the applicant has provided a 12 foot wide intense landscape buffer along the north property line. If the applicant designed a site where the minimum separations complied with Title 30, the use would face the residential use and all the parking would be nearest to the residential use rather than buffered as currently designed.

The proposed gasoline station is buffered by the convenience store and enhanced landscaping and oriented away from any residential use. As with the convenience store, with a combination of enhanced landscaping and transitional space, the proposed use will not have any adverse impact on the immediate area. The gasoline station setback reduction is to a residential use on the west side of Placid Street. In this particular instance, the applicant designed the use on the site in a manner that not only buffers the use from the residential use but minimizes any potential impacts. Other site and building design elements that will ameliorate and mitigate possible negative impacts include the following: 1) the building will have full cut-off, shielded, low level lighting on the canopy; 2) there are parking areas and drive aisles that function as a transitional space; 3) low level, shielded LED parking lot lights will be provided; and 4) the gasoline station is separated by Placid Street and street landscaping. The sale of packaged liquor is an ancillary use to the convenience store.

The applicant indicates the proposed street landscaping along Placid Street and Fairfield Avenue is consistent and compatible with the surrounding area. The drive-thru talk box will be screened by a 6 foot high CMU block wall adjacent to the drive-thru lane, in addition to landscaping adjacent to the wall. A 10 foot wide landscape area with a 6 foot high block wall will also be provided along the north property line. The proposed throat depth is consistent with other driveway geometrics in the immediate area, either west or east along the Windmill Lane corridor, with no known adverse impacts. The proposed throat depths are on the egress side of the driveways and; therefore, will not have any adverse impact on vehicles that could queue in the

right-of-way. The ingress sides of both driveways are 66 feet and 81 feet, respectively, which will preclude any vehicular conflicts when entering the site. The applicant states the proposed throat depth will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way. The intent of the departure distance standard is to minimize any potential vehicular conflicts between vehicles turning west on Fairfield Avenue and vehicles entering or exiting the eastern driveway along Windmill Lane. The applicant indicates the proposed departure distance will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way. As with the reduced departure distance, the intent of the approach distance standard is to minimize any potential vehicular conflicts between vehicles exiting the site, turning west on Windmill Lane and queueing of vehicles that are at the intersect of Windmill Lane and Placid Street. The applicant states the proposed approach distance will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way. The proposed site plan depicts an effective layout of the buildings, parking areas, circulation, and sensitivity to the heavily traveled street corridor of Windmill Lane and no access to either of the adjacent local streets. The scale and intensity of the development, at this location, is appropriate and compatible with existing and planned land uses in the area. All light fixtures are in compliance with Title 30 and downcast to minimize or eliminate any light pollution. Therefore, there will not be any light intrusion to the adjacent residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0011-17	Appealed the administrative denial of an off-site improvement bond extension of time in conjunction with a previously approved office complex	Denied by BCC	May 2017
ADET-0856-16	Twelfth extension of time for off-site bond	Denied by ZA	April 2016
ADET-0397-09	First extension of time for off-site bond	Approved by ZA	April 2009
VS-0163-06	Vacated and abandoned driveway easements - recorded	Approved by PC	April 2006
TM-0378-05	1 lot commercial subdivision - expired	Approved by PC	November 2006
WS-1940-05	Reduced parking and design review for an office complex - expired	Approved by BCC	January 2006
ZC-0135-04	Reclassified subject property from R-E to CRT zoning	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Neighborhood Commercial	R-E	Single family residential & undeveloped
South	Neighborhood Commercial	CRT & R-E	Place of worship & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Neighborhood Commercial	CRT	Office complex

Related Applications

Application Number	Request
VS-23-0208	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The intent of the C-1 zoning district is to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets. The intent of the district is for sites which are typically on a site less than 10 acres except for mixed-use development which shall require a site of 10 acres or more. Furthermore, the Neighborhood Commercial land use designation encourages a mix of retail, restaurants, offices, service commercial, and other professional services. There are undeveloped parcels immediately to the west and south of the project site also planned for Neighborhood Commercial. The proposed zoning is consistent and compatible with the existing and approved land uses in the area; therefore, staff recommends approval.

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.

Use Permits #1 & #2

Staff finds the convenience store is compatible with the additional retail and restaurant buildings proposed with the development. The convenience store should not have an adverse or negative impact on the surrounding land uses and properties; therefore, staff recommends approval.

The intent of the required 200 feet of separation distance from a convenience store to a residential use is to ensure an appropriate buffer is established between the uses to reduce any negative impacts on the residential use. Although the reduction in separation distance between the convenience store and residential use to the north exceeds 50 percent, the applicant has provided an additional landscape buffer to mitigate any impact. Immediately to the north of the drive-thru lane, which is adjacent to the convenience store and restaurant, is a 14 foot wide landscape planter with large trees and a 6 foot high CMU screen wall. Located 43 feet to the north of the planter is a secondary landscape area measuring 12 feet in width with large

Evergreen trees that will be planted 20 feet on center. Staff finds the proposed landscaping should mitigate any impact the reduced separation may have on the residential development; therefore, recommends approval.

Use Permits #3 & #4 & Design Review #2

The intent of the required 200 feet of separation distance from a gasoline station to a residential use is to ensure an appropriate buffer is established between the uses to reduce any negative impacts on the residential use. The reduced separation between the gasoline station and residential use is a self-imposed burden. Goal 3.1 of the Master Plan states the following: "Maintain air quality at a level that protects public health and improves visual clarity." Staff is concerned that reducing the distance between the gasoline station and the existing single family residences may have the following impacts: 1) a reduction in air quality through the release of vapors during vehicle fueling; and 2) noise during the evening hours. Therefore, staff recommends denial of these requests.

Use Permit #5

The sale of packaged liquor is an ancillary use typically associated with convenience stores. Staff finds the sale of packaged liquor should have minimal to no impact on the surround area; therefore, recommends approval.

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 typically does not support requests to reduce the required street landscaping along public streets. However, recent aerial photographs reveal existing street landscaping measuring 10 feet, to the east of the project site, across Fairfield Avenue. Staff finds the proposed street landscaping, consisting of trees, shrubs, and groundcover, along Fairfield Avenue and Placid Street is consistent with the existing landscaping within the surrounding area. Therefore, staff recommends approval.

Waiver of Development Standards #2

Staff finds the drive-thru talk box, which is set back 82 feet from the north property line, should not impact the adjacent single family residences. An appropriate buffer has been provided between the talk box and residential development consisting of the following: 1) a 10 foot wide landscape area is located along the north property line, consisting of large, 24 inch box Evergreen trees and a new 6 foot high block wall; and 2) a 14 foot wide landscape median with large trees, in conjunction with a 6 foot high CMU screen wall, located immediately adjacent to the drive-thru lane serving Building B (convenience store with fast food). Therefore, staff recommends approval.

Design Reviews #1, #3, & #4

The design of the proposed restaurants, convenience store, and retail building feature variations in building height contributing to breaking-up the mass of the commercial buildings. Staff finds the commercial buildings comply with the Master Plan, which encourages varying building heights and breaking-up the mass of the buildings. The proposed landscaping also complies with the Master Plan, which encourages perimeter and interior parking lot trees for shade and visual relief. Height, color, and material variations have been incorporated into the design of the buildings, and the proposed development is compatible with the surrounding land uses and single family residential development within the area. The layout of the parking lot is functional and provides immediate cross access between the commercial uses. Furthermore, the project site is a cohesive and unified development that provides internal pedestrian access throughout the site and pedestrian walkways connecting to Windmill Lane. Therefore, staff recommends approval.

Design Review #5

The plans indicate that all of the lighting fixtures will be shielded and/or directed away from the adjacent single family residential development to the north and west. The photometric calculations submitted for the lighting indicate the on-site lighting should not have a negative impact on the surrounding development. Therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #3

Staff can support the reduction of the departure and approach distances along Windmill Lane. The applicant has provided adequate spacing for vehicles to have safe movements on site and within the rights-of-way.

Waiver of Development Standards #4

Staff can support the request to reduce the throat depth for the western driveway on Windmill Lane. The applicant has provided a safe distance between the driveways and parking spaces to reduce conflicts normally caused by the reduction. Additionally, the eastern driveway meets standards and should see equal use, further mitigating potential impacts from the reduced throat depths.

Staff Recommendation

Approval of the zone change, use permits #1, #2, and #5, waivers of development standards, and design reviews #1, #3, #4 and #5; denial of use permits #3 and #4, and design review #2

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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, waivers 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;
- Traffic study and compliance;
- Applicant to install a median in Windmill Lane.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0154-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WINDMILL AND PLACID, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

19A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (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>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>2C-23-0207</u> DATE FILED: <u>4/18/23</u></p> <p>PLANNER ASSIGNED: <u>MND</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>5/31/23</u></p> <p>PC MEETING DATE: <u>-</u> @ <u>6:00</u></p> <p>BCC MEETING DATE: <u>6/21/23 @ 9:00 A.M.</u></p> <p>FEE: <u>\$2,875</u></p>
	PROPERTY OWNER	<p>NAME: <u>Windmill and Placid, LLC</u></p> <p>ADDRESS: <u>9005 W Sahara Ave.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u></p> <p>TELEPHONE: <u>N/A</u> CELL: <u>N/A</u></p> <p>E-MAIL: <u>N/A</u></p>
	APPLICANT	<p>NAME: <u>Windmill and Placid, LLC</u></p> <p>ADDRESS: <u>9005 W Sahara Ave.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u></p> <p>TELEPHONE: <u>(702) 812-2914</u> CELL: <u>(702) 812-2914</u></p> <p>E-MAIL: <u>ken@pitstoplv.com</u> REF CONTACT ID #: <u>N/A</u></p>
	CORRESPONDENT	<p>NAME: <u>Dionicio Gordillo, DG Consultants</u></p> <p>ADDRESS: <u>204 Belle Isle Ct.</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u></p> <p>TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u></p> <p>E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177-09-810-001

PROPERTY ADDRESS and/or CROSS STREETS: 300 East Windmill Lane (NWC Windmill Lane & Fairfield Avenue)

PROJECT DESCRIPTION: Conforming zone change to C-1 zoning for a commercial development consisting of a C-store with gasoline station, restaurants, and retail uses

(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)*

Ken Brazil
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/6/22 (DATE)

By Kenneth Eugene Brazil

NOTARY PUBLIC: Regina Masamor



***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

D G Consultants

February 15, 2023

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

CC-23-0207

RE: REVISED - Zone boundary amendment, Special Use Permits, Waivers of Development Standards, and Design Reviews – Commercial Center with convenience store, gasoline station, restaurants, and retail uses (APN: 177-09-810-001)

On behalf of Windmill and Placid, LLC, we are requesting a zone boundary amendment (zone change) to C-1 zone, special use permits, waivers of development standards, and design reviews for a proposed 19,700 square foot commercial center consisting of a convenience store, gasoline station, restaurants with outside dining areas, and retail uses. The subject site is 3.9 acres, zoned CRT, and located on the north side of Windmill Lane between Placid Street and Fairfield Avenue. By way of background, the existing CRT zoning was approved as part of a 51,500 square foot office complex in April 2004.

The proposed uses are special uses, conditional, or permitted by right in a C-1 zoning district. Based on the attached site plan with corresponding setbacks, required parking, and screening/buffering, the uses are entirely consistent with the intent of the C-1 zoning district, especially since the entire center will be fully integrated, cohesive, and seamless. The project is in full compliance with several Goals and Policies contained within the Clark County Master Plan regarding opportunities for additional commercial developments which are integrated and serve residential areas.

Conforming Zone Boundary Amendment

Windmill Lane (100 foot right-of-way) is a principal arterial street and is planned and developed with commercial uses. The requested C-1 zone conforms to the Clark County Master Plan and is consistent and compatible with existing and proposed land uses in the area.

The request is entirely consistent with the intent of the C-1 zoning district and Neighborhood Commercial (NC) planned land use designation and in compliance with several Goals and Policies contained within the Clark County Master Plan. The C-1 zoning district is intended to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets typically on a site less than 10 acres. The NC category lists primary land uses, in part, as a mix of retail, restaurants, offices, service commercial, and other professional services. Characteristics of the NC category are listed as providing opportunities for compact nodes of low-intensity retail, services, and offices that serve residents of the immediate neighborhoods and scale and intensity of uses should be mitigated where centers are adjacent to existing or planned neighborhoods to promote compatibility

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Special Use Permits

Certain prescribed uses are only permitted with a special use permit and not permitted by right due to a special characteristic of its operation or installation. The use may be permitted with discretion in a district subject to review by the Commission or the Board to ensure compatibility with existing or planned surrounding uses and characteristics of development.

The first use permit is for a convenience store in a C-1 zoning district. The proposed facility is designed in such a manner on the site to function as a buffer to the residential use to the north. With a combination of enhanced landscaping and transitional space, the proposed use will not have any adverse impact on the immediate area.

The second use permit is to reduce the separation of the convenience store from a residential use on a separate property. The proposed convenience store is approximately 95 feet from the nearest residential use where 200 feet is the standard. While the proposed use does not meet the standard separation, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the requirements of Title 30.

In certain circumstances such alternative standards may be considered beneficial by the Board as a tool to achieve the land development policies of the County. In this particular instance, the applicant designed the use on the site in a manner that not only buffers the use from the residential use but minimizes any potential impacts. The orientation of the building functions as a buffer for the nearest residential use. Other site and building design elements that will ameliorate and mitigate possible negative impacts include the following: **1)** the building will have full cut off, shielded, low level lighting on the façade that faces west and north; **2)** there is a drive aisle that functions as a transitional space; **3)** low level, shielded LED parking lot lights will be provided; and **4)** the applicant has provided a 12 foot wide intense landscape buffer along the north property line. If the applicant designed a site where the minimum separations complied with Title 30, the use would face the residential use and all the parking would be nearest to the residential use rather than buffered as currently designed.

The third use permit is for a gasoline station in a C-1 zoning district. The proposed facility is buffered by the convenience store and enhanced landscaping and oriented away from any residential use. As with the convenience store, with a combination of enhanced landscaping and transitional space, the proposed use will not have any adverse impact on the immediate area.

The fourth use permit is to reduce the set back of the gasoline station from a residential use on a separate property. The proposed gasoline station is approximately 112 feet from the nearest residential use where 200 feet is the standard. The set back reduction is to a residential use on the west side of Placid Street. As with the convenience store, while the proposed use does not meet the standard separation, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the requirements of Title 30. In certain circumstances such alternative standards may be considered beneficial by the Board as a tool to achieve the land development policies of the County. In this particular instance, the applicant designed the use on the site in a manner that not only buffers the use from the residential use but minimizes any potential impacts. Other site and building design elements that will ameliorate and mitigate possible negative impacts include the following: **1)** the building will have full cut off, shielded, low level lighting on the canopy; **2)** there are parking areas and drive aisles that

D G Consultants

function as a transitional space; **3)** low level, shielded LED parking lot lights will be provided; and **4)** the gasoline station is separated by Placid Street and street landscaping.

The fifth use permit is for alcohol sales, beer and wine – packaged only. This use is interior and ancillary to the convenience store and considered a typical use that is associated with a convenience store.

The sixth use permit is for alcohol sales, liquor – packaged only. This use is interior and ancillary to the convenience store and considered a typical use that is associated with a convenience store.

For the special use permit requests, the applicant has designed a facility on the site in a manner that not only buffers the use from the residential use but eliminates any potential impacts. The buildings are oriented so that they face away from the residential use. Other existing, site, building design, and operational elements that will mitigate possible negative impacts include the following: **1)** the proposed buildings are not immediately adjacent to residential uses but rather separated with landscape buffering and drive aisles; **2)** the proposed facilities will include screening and buffering walls on the perimeter with enhanced landscaping; and **3)** portions of the proposed buildings will also function as screening. Therefore, the combination of the above referenced elements provides for a mitigation of the required separation or building buffer and provides for a proposed project that is a compatible use that can harmoniously coexist abutting the residential use with minimal impacts.

Therefore, the current site design with design elements intended to mitigate possible negative impacts achieve the following: **1)** result in a development which is as or more compatible with adjacent development than anticipated by the requirements of Title 30; **2)** encourage a development trend similar to that anticipated by the requirements of Title 30; and **3)** result in a development which meets or exceeds all other requirements of the Clark County Development Code.

Waivers of Development Standards

While the proposed alternatives do not comply with required provisions, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the requirements of Title 30. 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 first waiver of standards request is for alternative driveway geometrics for a reduced throat depth of 27 feet for the western driveway and 80 feet for the eastern driveway along Windmill Lane. The required throat depth per Uniform Standard Drawing 222.1 is 75 feet. The proposed throat depth is consistent with other driveway geometrics in the immediate area, either west or east along the Windmill Lane corridor, with no known adverse impacts. The proposed throat depths are on the egress side of the driveways and therefore will not have any adverse impact on vehicles that could queue in the right-of-way. The ingress sides of both driveways are 66 and 81 feet, respectively, which will preclude any vehicular conflicts when entering the site. Therefore, we believe the alternative standard we are proposing, will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

The second waiver of standards request is for alternative driveway geometrics for a reduced departure distance for the eastern driveway. The required departure distance per Uniform Standard Drawing 222.1

is 190 feet and our site plan proposes 92 feet. The intent of the standard is to minimize any potential vehicular conflicts between vehicles turning west on Fairfield Avenue and vehicles entering or exiting the eastern driveway along Windmill Lane. We believe the alternative standard we are proposing, will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

The third waiver of standards request is for alternative driveway geometrics for a reduced approach distance for the western driveway. The required approach distance per Uniform Standard Drawing 222.1 is 150 feet and our site plan proposes 88 feet. As with the reduced departure distance, the intent of the standard is to minimize any potential vehicular conflicts between vehicles exiting the site, turning west on Windmill Lane and queueing of vehicles that are at the intersect of Windmill Lane and Placid Street. The alternative standard we are proposing will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

Design Reviews

The applicant is requesting a design review for the following: **1)** site and building design as referenced above; and **2)** site and building lighting.

The first design review with the submitted site plan depicts an effective layout of the buildings, parking areas, circulation, cross access and shared parking, and sensitivity to the single family residential use to the north. In fact, a modified intense landscape buffer per Figure 30.64-12 is provided along the property line with a width of 20 feet. The applicant is requesting a design review for the site and building design as referenced per plans. The submitted site plan depicts an effective layout of the buildings, parking areas, circulation, and sensitivity to the heavily traveled street corridor of Windmill Lane and no access to either of the adjacent local streets. The scale and intensity of the development, at this location, is appropriate and compatible with existing and planned land uses in the area. The project is well designed and functionally and aesthetically integrated with the surrounding development and land uses through the site design, and landscape elements.

The elevations for the proposed building consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands and reveal lines. **The architectural detailing is provided on all sides consistent with the primary/front elevation.**

For the second design review, we are submitting a photometric plan with corresponding details on light fixtures. The lighting plan has the following elements: **1)** wall pack LED fixtures at either 10 or 15 feet from grade on the various buildings; **2)** 15 foot high LED parking lot light poles nearest the north property line; **3)** 20 foot high LED parking lot light poles throughout the remaining areas of the site; and **4)** recessed LED light fixtures at 16 feet from grade within the gasoline canopy. All light fixtures are in compliance with Title 30 and downcast to minimize or eliminate any light pollution. The photometric plan depicts values of near zero throughout the 12 foot wide landscape buffer adjacent to the single family residential use to the north. The lighting values do not take into account the screening and buffering that will be provided by the intense buffer which includes a 6 foot high decorative wall. Therefore, there will not be any light intrusion to the adjacent residential development.

Therefore, the proposed use and site location achieve the following: **a)** the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; **b)** the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other

D G Consultants

matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,

Dominic Smith

06/21/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

WINDMILL LN/PLACID ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0208-WINDMILL & PLACID, LLC:

VACATE AND ABANDON easements of interest to Clark County, located between Placid Street and Fairfield Avenue, and between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:
177-09-810-001

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north and central portions of the project site. The patent easements are no longer necessary for right-of-way or utility purposes. The vacation of the easements are necessary to facilitate the development of the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0011-17	Appealed the administrative denial of an off-site improvement bond extension of time in conjunction with a previously approved office complex	Denied by BCC	May 2017
ADET-0856-16	Twelfth extension of time for off-site bond	Denied by ZA	April 2016
ADET-0397-09	First extension of time for off-site bond	Approved by ZA	April 2009
VS-0163-06	Vacated and abandoned driveway easements - recorded	Approved by PC	April 2006
TM-0378-05	1 lot commercial subdivision - expired	Approved by PC	November 2006
WS-1940-05	Reduced parking and design review for an office complex - expired	Approved by BCC	January 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0135-04	Reclassified subject property from R-E to CRT zoning	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Neighborhood Commercial	R-E	Single family residential & undeveloped
South	Neighborhood Commercial	CRT & R-E	Place of worship & undeveloped
East	Neighborhood Commercial	CRT	Office complex

Related Applications

Application Number	Request
ZC-23-0207	A conforming zone change to C-1 zoning, use permits, waivers of development standards and a design review 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:

Comprehensive Planning

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

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WINDMILL AND PLACID, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

20A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0208</u>	DATE FILED: <u>4/18/23</u>
		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>5/31/23</u>
		TAB/CAC: <u>ENTERPRISE</u>	PC MEETING DATE: <u>-</u> @ <u>6:00</u>
		BCC MEETING DATE: <u>6/21/23 @ 9:00 P.M.</u>	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Windmill & Placid, LLC</u>
	ADDRESS: <u>9005 W. Sahara Avenue</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u>
	E-MAIL: <u>dgordillo@cox.net</u>

APPLICANT	NAME: <u>Windmill & Placid, LLC</u>
	ADDRESS: <u>9005 W. Sahara Avenue</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u>
	E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>N/A</u>

CORRESPONDENT	NAME: <u>Dionicio Gordillo, DG Consultants</u>
	ADDRESS: <u>204 Belle Isle Ct.</u>
	CITY: <u>Henderson</u>
	STATE: <u>NV</u> ZIP: <u>89012</u>
	TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u>
	E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>

ASSESSOR'S PARCEL NUMBER(S): 177-09-810-001

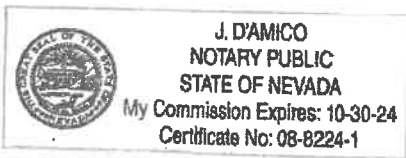
PROPERTY ADDRESS and/or CROSS STREETS: 300 East Windmill Lane (NWC Windmill Ln and Fairfield Ave)

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

[Signature]
 Property Owner (Signature)*

KEN BRAZIL
 Property Owner (Print)

STATE OF NEVADA COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Feb 7, 2023 (DATE)
 By Ken Brazil
 NOTARY PUBLIC: [Signature]



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

D G Consultants

April 3, 2023

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

RE: Vacation and Abandonment of Patent Easements – (APN: 177-09-810-001)

On behalf of Windmill and Placid, LLC, we are requesting a vacation and abandonment of patent easements for a proposed development consisting of a commercial center with convenience store, gasoline station, restaurants with outside dining areas, and retail uses. The patent easements are located on the north and center of the overall development site. The subject site is 3.9 acres and located on the north side of Windmill Lane between Placid Street and Fairfield Avenue.

The request is to vacate and abandon 33 feet wide patent easements along the north and center section of the development site. The easements are no longer needed for road and/or easements purposes. This request will facilitate the development of the subject site.

Thank you for your consideration.

Sincerely,

Dionisis Smith

PLANNER
COPY

06/21/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

GRAND CANYON DR/FORD AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0241-AMH NV14 DEVELOPMENT, LLC:

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

DESIGN REVIEW for finished grade on 5.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:
176-18-401-005; 176-18-801-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase block wall height to 18 feet, 6 inches (up to 12 foot, 6 inches retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (100% increase).
2. Allow non-standard improvements (existing landscaping) within the right-of-way (Sahara Avenue) where not permitted per Chapter 30.52.

DESIGN REVIEW:

Increase finished grade to 150 inches where 51 inches was previously approved (184% increased) where a maximum of 36 inches is the standard per Section 30.32.040 (a 317% increase).

LAND USE PLAN:

SPRING VALLEY MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - SINGLE FAMILY RESIDENTIAL
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.5

- Number of Lots: 42
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,317/6,578
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,052/2,300

Site Plan & History

The plans depict a single family residential development totaling 42 single family lots and 5 common area lots on 5.5 acres. The density of the residential subdivision is 7.7 dwelling units per acre. The lots range in size from a minimum of 3,317 square feet to a maximum of 6,578 square feet. Along the Grand Canyon Drive alignment an amendment to the Transportation Element was approved to eliminate the roadway from the plan (between Pebble Road and Ford Avenue). Therefore, the design of this development does not show Grand Canyon Drive going through. Access to the development is shown from Ford Avenue to the north. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street.

The application submitted is for an increase in finished grade and a waiver of development standards for increased wall height. The request also includes an increase finished grade higher than what was previously approved under ZC-21-0591.

Landscaping

A 6 foot wide landscape area is shown behind an attached sidewalk along Ford Avenue. Internal to the development a street landscape buffer is shown on both sides of the entry street. A waiver of development standards request is for an increase in wall height. The proposed increase in wall height is located along the western and southern property lines. The second waiver is for non-standard improvements in the existing right-of-way along Ford Avenue.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the request for increase fill along the south and west edge of the site is to address natural elevation changes in the topography of the land. This increased fill is adjacent to a natural drainage way and is required to protect the development. The request is to install a single retaining wall at 12 feet 6 inches in height without terracing due to the possible erosion factor of the 100 year storm flows that could impact the retaining wall. The wall would be required to be a solid structure; therefore, a terracing effect could render the structure unsafe and could cause a failure of the wall. This increased finished grade and retaining wall height would be facing a natural drainage way and would not impact the surrounding development. This additional wall height and fill have already been approved by Clark County Public Works with the technical drainage study. To further increase the waiver of the retaining wall height up to 12.5 feet where 4 feet was previously approved with NZC-21-0590, and 3 feet is the standard per section 30.64.050. The second waiver being requested is to allow non-standard improvements

located within the public right-of-way, more specifically for an irrigation crossing at the entrance of the previously approved development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0590	Reclassified 5.5 acres from R-E to R-2 zoning, waivers for establish alternative yards, increased wall height, and reduced street intersection off-set, and design reviews for finished grade for a single family residential development	Approved by BCC	December 2021
TM-21-500166	Residential subdivision on Grand Canyon Drive and Ford Avenue	Approved by BCC	December 2021
VS-21-0591	Vacated and abandoned easements and right-of-way	Approved by BCC	December 2021
PA-21-700003	Plan amendment to the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue)	Adopted by PC	November 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Rhodes Ranch) - Single Family Residential; Multiple Family Residential; & Public Facility	R-3 & P-F	Single family residential & Forbuss Elementary School
South	Open Lands	R-E	Blue Diamond Wash
East	Compact Neighborhood	R-E	Undeveloped
West	Mid-Intensity Neighborhood Suburban	R-E	Undeveloped

APN 176-18-401-005 is located in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The proposed retaining wall is due to the natural low areas and topography of the site. The primary reasoning for the request for the over height wall is due to the land slopes adjacent to a natural drainage way. The applicant has requested an increase in wall height to 18 feet, 6 inches without terracing due to possible erosion of the existing 100 year storm flows. Staff finds the combined wall height of 18 feet and 6 inches will have significant impacts to the surrounding area or adjacent development; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any irrigation crossings placed in the right-of-way. Staff can support waiver of development standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Design Review

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 waiver of development standards #2 and the design review; 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:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW22-12345;

- 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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



LAND USE APPLICATION

21A

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 checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0241</u> DATE FILED: <u>5/8/23</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/14/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/21/23 - (7-5-23)</u> FEE: <u>\$ 1,150</u>
	PROPERTY OWNER NAME: <u>AMH NV 14 Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>rflaxa@ah4r.com</u>
	APPLICANT NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>rflaxa@ah4r.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>The WLB Group, Inc.</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-18-401-005 & 176-18-801-001
 PROPERTY ADDRESS and/or CROSS STREETS: Grand Canyon Drive and Ford Avenue
 PROJECT DESCRIPTION: Increased Fill/Increased Retaining Wall Height

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

Robert Flaxa
 Robert Flaxa
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON January 17, 2023 (DATE)
 By Robert Flaxa
 NOTARY PUBLIC: [Signature]



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



April 27, 2023

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

WS-23-0241

**RE: *Justification Letter for Grand Canyon Ford
Design Review/Waiver of Development Stds.– Increased Fill/Retaining
Wall Height and Non-standard improvements within a ROW
(APN's: 176-18-401-005 & 176-18-801-001)***

Clark County Planning Staff,

On behalf of AMH Development, The WLB Group is respectfully submitting the attached Design Review/Waiver of Development Standards for an increased fill and retaining wall height and for Non-standard improvements within a ROW for the above referenced parcel numbers located at the southeast and southwest corner of Ford Avenue and Grand Canyon Drive.

Project Description

The proposed overall development consists of a 42-lot detached single-family development being constructed on 5.47 acres. This site was previously approved under a Nonconforming Zone Change (NVC-21-0590), Vacation (VS-21-0591) and Tentative Map (TM-21-500166). This submittal was approved with a Design Review and Waiver of Development Standards to increase the fill for the site up to 51" (4.25 feet) where 36" (3 feet) is allowed per code, along with a waiver to increase the retaining wall height from 3'-0" to 4'-0". We have obtained an approved drainage study for the site with these increased wall/fill heights, which were required for drainage and erosion protection for the site. We are also requesting to add a waiver to allow irrigation sleeving to cross a public right-of-way

Design Review – Increased Fill

To further increase the finished grade fill for a single-family residential development up to 150" (12.5 feet) where 51" (4.25 feet) inches was previously approved with NVC-21-0590 and 36" (3 feet) is the allowable standard per section 30.32.040.a.9.b.

We are requesting this additional fill along the south and west edge of our site to address natural elevation changes in the topography of the land. This increased fill is adjacent to a natural drainage way and is required to protect the development. Our client is asking to install a single retaining wall at 12'-6" in height without terracing due to the possible erosion factor of the 100-year storm flows that could impact the retaining wall. The wall would be required to be a solid structure; therefore, a terracing effect could render the structure unsafe and could cause a failure of the wall. This increased finished grade and retaining wall height would be facing a natural drainage way and would not impact the surrounding development. This additional wall height and fill has already been approved by CCPW with our Technical Drainage Study.

Waiver of Development Standards – Increased Retaining Wall height

To further increase the waiver of the retaining wall height up to 12.5 feet where 4 feet was previously approved with NZC-21-0590, and 3 feet is the standard per section 30.64.050.

The first waiver we are requesting is, to increase the retaining wall along the south and west edge of our site to address natural elevation changes in the topography of the land. This increased retaining is adjacent to a natural drainage way and is required to protect the development from flooding. Our client is asking to install a single retaining wall at 12'-6" in height without terracing due to the possible erosion factor of the 100-year storm flows that could impact the retaining wall. The wall would be required to be a solid structure; therefore, a terracing effect could render the structure unsafe and could cause a failure in the wall. This increased finished grade and retaining wall height would be facing a natural drainage way and would not impact the surrounding development nor be visible from the street. This additional wall height and fill has already been approved by CCPW with our Technical Drainage Study.

Waiver of Development Standards – to allow Non-Standard Improvements in the ROW

Our second waiver we are requesting to allow Non-Standard Improvements located within the public right-of-way, more specifically for an Irrigation Crossing at the entrance of the previously approved development. The proposed irrigation crossing will consist of (2) 4" or (1) 6" schedule 40 pvc pipe, these pipes will be used to irrigate the perimeter landscaping.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,



Mark Bangan
Director of Planning Services

