



ENTERPRISE TOWN ADVISORY BOARD

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

August 11, 2021
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 chayes@yahoo.com
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/EnterpriseTAB>

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

Barris Kaiser – Vice Chair
Crystal Bomar

Secretary: Carmen Hayes (702) 371-7911 chayes@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, Roll Call, and County Staff Introductions

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.

- III. Approval of Minutes for July 28, 2021. (For possible action)
- IV. Approval of the Agenda for August 11, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

- 1. Review that the Transform Clark County land use plan map accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories. (For discussion only)

Please go to <https://transformclarkcounty.konveio.com/> and click on the “Land Use Plan Map” link in order to view side by side maps which show existing land use categories and proposed land use categories.

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

VI. Planning and Zoning

- 1. **NZC-21-0123-BADSM PARTNERS, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 7.4 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback (previously not notified); **2)** increase wall height; **3)** waive perimeter landscaping along a local street; and **4)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEWS for the following: **1)** proposed single family residential development; and **2)** finished grade. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise (description on file). MN/rk/jd (For possible action) **08/17/21 PC**
- 2. **VS-21-0124-BADSM PARTNERS, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jd (For possible action) **08/17/21 PC**
- 3. **TM-21-500032-BADSM PARTNERS, LLC:**
AMENDED HOLDOVER TENTATIVE MAP consisting of 22 (previously 24) single family residential lots and common lots on 7.4 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone (no longer needed). Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/jd (For possible action) **08/17/21 PC**

4. **UC-21-0328-CCC, LLC:**
USE PERMITS for the following: 1) vehicle rental; 2) vehicle maintenance; and 3) vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a service bay door to face a street; 2) reduce separation to a residential use (single family); 3) reduce parking lot landscaping; 4) allow outside storage/display of vehicles to be visible from public streets; and 5) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) vehicle rental facility; 2) vehicle maintenance facility; and 3) vehicle wash facility on 2.7 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/md/jo (For possible action) **08/17/21 PC**

5. **VS-21-0376-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Ford Avenue and between Durango Drive and Tomsik Street within Enterprise (description on file). JJ/sd/jo (For possible action) **08/18/21 BCC**

6. **DR-21-0375-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:**
DESIGN REVIEW for finished grade for a proposed convenience store 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/sd/jo (For possible action) **08/18/21 BCC**

7. **TM-21-500116-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:**
TENTATIVE MAP consisting of 1 commercial lot 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/sd/jo (For possible action) **08/18/21 BCC**

8. **WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:**
WAIVER OF CONDITIONS of a use permit to dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1, for a place of worship and school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jgh/jo (For possible action) **08/18/21 BCC**

9. **ZC-21-0355-SILVER HINSON, LLC & GRAND GOMER, LLC:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
USE PERMIT for a planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) landscaping; 3) alternative private street sections; 4) reduce back of curb radius; 5) reduce driveway side setbacks; and 6) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family attached (townhouse) residential subdivision; and 2) finished grade. Generally located on the north side of Gomer Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/jt/jd (For possible action) **08/18/21 BCC**

10. **VS-21-0356-SILVER HINSON, LLC & GRAND GOMER, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Gomer Road (alignment), and between Grand Canyon Drive and Conquistador Street within Enterprise (description on file). JJ/jt/jd (For possible action) **08/18/21 BCC**

11. **TM-21-500112-SILVER HINSON, LLC & GRAND GOMER, LLC:**
TENTATIVE MAP consisting of 70 residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Gomer Road and the west side of Grand Canyon Drive within Enterprise. JJ/jt/jd (For possible action) **08/18/21 BCC**

12. **ZC-21-0369-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:**
ZONE CHANGE to reclassify 10.0 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.
DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade in the CMA Design Overlay District. Generally located between Maule Avenue and Badura Avenue, 650 feet east of Torrey Pines Drive within Enterprise (description on file). MN/al/jd (For possible action) **08/18/21 BCC**

13. **VS-21-0370-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Torrey Pines Drive and Jones Boulevard; and portions of a right-of-way being Mann Street located between Maule Avenue and Badura Avenue, and Maule Avenue located between Torrey Pines Drive and Jones Boulevard in the CMA Design Overlay District within Enterprise (description on file). MN/al/jd (For possible action) **08/18/21 BCC**

14. **ZC-21-0371-CFT LANDS, LLC:**
ZONE CHANGE to reclassify 21.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** off-site improvement (curb, gutter, streetlights, sidewalk, and partial paving); and **3)** street configuration.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the east side of Valley View Boulevard and the north side Frias Avenue within Enterprise (description on file). JJ/sd/jd (For possible action) **08/18/21 BCC**

15. **VS-21-0372-CFT LANDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Valley View Boulevard and Dean Martin Drive within Enterprise (description on file). JJ/sd/jd (For possible action) **08/18/21 BCC**

16. **TM-21-500115-CFT LANDS, LLC:**
TENTATIVE MAP consisting of 109 residential lots and 11 common lots on 21.0 acres in a R-2 (Medium Density Residential) Zone. Generally located on the east side of Valley View Boulevard and the north side Frias Avenue within Enterprise. JJ/sd/jd (For possible action) **08/18/21 BCC**

17. **ZC-21-0381-USA:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** public facility (fire station); **2)** lighting; **3)** signage; and **4)** finished grade. Generally located on the south side of Raven Avenue, 260 feet to the west of Rainbow Boulevard within Enterprise (description on file). JJ/md/jd (For possible action) **08/18/21 BCC**
18. **ET-21-400114 (VS-19-0356)-GOLDEN LANTERN LLC & ADAS LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Belcastro Street and Rainbow Boulevard within Enterprise (description on file). JJ/jgh/jo (For possible action) **09/07/21 PC**
19. **NZC-21-0352-A & A, LLC & A & A III, LLC:**
ZONE CHANGE to reclassify 1.7 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone.
USE PERMITS for the following: **1)** reduce separation for a convenience store to a residential use; and **2)** reduce separation for a gasoline station (canopy) to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative driveway geometrics; and **2)** alternative bus stop placement.
DESIGN REVIEW for a convenience store with gasoline station.
Generally located on the northwest corner of Decatur Boulevard and Silverado Ranch Boulevard within Enterprise (description on file). JJ/jt/jo (For possible action) **09/07/21 PC**
20. **UC-21-0374-BROADHERST INVESTMENT TRUST III & GIACOSE RONALD TRS:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a proposed communication tower and associated ground mounted equipment on a portion of 0.7 acres in an H-2 (General Highway Frontage) Zone. Generally located on the east side of Edmond Street, 220 feet south of Blue Diamond Road within Enterprise. JJ/sd/jo (For possible action) **09/07/21 PC**
21. **VS-21-0361-YOUNG COLBY P & DEANA SUE:**
VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Gagnier Boulevard and between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/jd (For possible action) **09/07/21 PC**
22. **VS-21-0366-EINARSSON HAROLD PAUL & TAMLYNN RAE:**
VACATE AND ABANDON a portion of a right-of-way being Rome Street located between Mullen Avenue and Volunteer Boulevard within Enterprise (description on file). MN/bb/jd (For possible action) **09/07/21 PC**

VII. General Business

1. Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)

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

IX. Next Meeting Date: September 1, 2021 at 6:00 pm.

X. Adjournment.

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

Windmill Library – 7060 W. Windmill Lane

<https://notice.nv.gov>



Enterprise Town Advisory Board

July 28, 2021

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT Joseph Throneberry PRESENT	Barris Kaiser, Vice Chair PRESENT Crystal Bomar PRESENT
Secretary:	Carmen Hayes 702-371-7991 chaves70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT	

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

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

Mark Donohue, 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.

1. None.

III. Approval of July 14, 2021 Minutes (For possible action)

Motion by Crystal Bomar

Action: **APPROVE** Minutes for July 14, 2021.

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

IV. Approval of Agenda for July 28, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant has requested the following applications be **WITHDRAWN**:

14. ZC-20-0284-LH VENTURES, LLC:
15. VS-20-0285-LH VENTURES, LLC:
16. AG-20-900314:

The following application was added to the Enterprise agenda in error and has been **DELETED**:

9. TM-21-500098-PECOS CONDO PARTNERS, LLC:

The applicant has requested a **HOLD**.

12. UC-21-0328-CCC, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 11, 2021.

Related applications to be heard together:

2. NZC-21-0291-RAINBOW ARBY APTS, LLC:
3. VS-21-0292-RAINBOW ARBY APTS, LLC:

6. NZC-21-0321-JCLH, LLC:
7. VS-21-0322-JCLH, LLC:
8. TM-21-500102-JCLH, LLC:

18. ET-21-400096 (NZC-18-0283)-RICHMOND LIMITED PARTNERSHIP:
19. ET-21-400102 (WS-20-0121)-RICHMOND LIMITED PARTNERSHIP:

20. VS-21-0334-LALEKA, INAM & KHALID, SAIMA:
21. WS-21-0333-LALEKA, INAM & KHALID, SAIMA:

24. ZC-21-0338-SIGNATURE HOMES AT EDMOND, LLC:
25. VS-21-0337-SIGNATURE HOMES AT EDMOND, LLC:
26. TM-21-500104-SIGNATURE HOMES AT EDMOND, LLC:

V. Informational Items

1. **Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)**
 - Clark County is constructing a 294 acre-feet detention basin south of Silverado Ranch at Arville Street and Le Baron. The basin includes flood control facilities to collect stormwater with new storm drains and an open concrete channel to mitigate flooding in this area.
Included in the contract is widening of Silverado Ranch from Arville Street to Dean Martin Drive. A second phase of widening is under design. Construction is starting on August 2nd and will last for about a year. The contract cost \$19M and was awarded to William Charles Inc construction company.

General contact for concerns can be sent to InTheWorks@clarkcountynv.gov or 702-

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

455-6000. The Supervising construction inspector is Lynette W. and our Construction Management firm directly overseeing the work is CM Works. Their direct contact info should be on the 72-hr notices that are provided to residents adjacent to the work zone.

- The Enterprise TAB is returning to the Windmill Library for the August 11, 2021 meeting
- The Enterprise Liaison thanked the audio visual staff at the Clark County Government Center for their help with the Enterprise TAB meetings for the past several months.

VI. Planning & Zoning

1. **NZC-21-0285-RAINBOW NORTH SPE OWNER, LLC:**
ZONE CHANGE to reclassify 14.0 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential (high density)) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce parking; **3)** increase sign area; **4)** increase sign height; and **5)** allow an alternative security gate design and geometrics.
DESIGN REVIEWS for the following: **1)** multiple family development; and **2)** comprehensive sign plan in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the west side of Redwood Street within Enterprise (description on file). **08/03/21 PC**

Motion by Joseph Throneberry

Action:

APPROVE Zone Change.

APPROVE Waivers of Development Standards #1 & 5.

DENY Waivers of Development Standards #2, 3 & 4.

APPROVE Design Review #1.

DENY Design review #2.

Per staff conditions.

Motion **PASSED** (3-2)/ Tanya Behm-Nay, David Chestnut-Nay

2. **NZC-21-0291-RAINBOW ARBY APTS, LLC:**
ZONE CHANGE to reclassify 9.4 acres from a C-2 (General Commercial) Zone and an M-1 (Light Manufacturing) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** allow an alternative security gate design and geometrics.
DESIGN REVIEWS for the following: **1)** multiple-family development; **2)** alternative parking lot landscaping; and **3)** finished grade in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the west side of Redwood Street within Enterprise (description on file). **08/03/21 PC**

Motion by Joseph Throneberry

Action:

APPROVE Zone Change.

APPROVE Waivers of Development Standards #1.

DENY Waivers of Development Standards #2.

APPROVE Design Reviews.

ADD current planning condition:

- Terrace and landscape any combination of retaining and decorative wall over 9 feet adjacent to public right of way.

Per staff if approved conditions.

Motion **PASSED** (3-2)/Tanya Behm-Nay, David Chestnut-Nay

3. **VS-21-0292-RAINBOW ARBY APTS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Rainbow Boulevard and Redwood Street; a portion of a right-of-way being Redwood Street located between Arby Avenue and Warm Springs Road; and a portion of a right-of-way being Arby Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). **08/03/21 PC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-1) /Tanya Behm-Nay

4. **DR-21-0299-LH VENTURES, LLC:**

DESIGN REVIEW for finished grade in conjunction with a previously approved single family residential development on 9.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/md/ja (For possible action) **08/04/21 BCC**

Motion by Tanya Behm

Action: **APPROVE** per staff conditions.

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

5. **DR-21-0340-EAGLE PROMENADE LLC:**

DESIGN REVIEW for alternative parking lot landscaping in conjunction with a previously approved vehicle wash on 1.0 acre in a C-1 (Local Business) Zone. Generally located on the north side of Eldorado Lane and the west side of Rainbow Boulevard within Enterprise. MN/md/jo (For possible action) **08/17/21 PC**

Motion by Crystal Bomar

Action: **APPROVE** per staff conditions.

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

6. **NZC-21-0321-JCLH, LLC:**

ZONE CHANGE to reclassify 14.7 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.

USE PERMIT for an attached (townhouse) planned unit development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce parking; **3)** reduce height/setback ratio adjacent to a single family residential use; **4)** allow alternative landscaping adjacent to a less intensive (single family) use; **5)** reduce street intersection off-set; **6)** reduce width of private streets; **7)** modify private street sections; **8)** reduce back of curb radius; **9)** allow modified driveway design standards; and **10)** waive dedication for Meranto Avenue.

DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development (PUD); and **2)** finished grade. Generally located on the west side of Decatur Boulevard and the south side of Serene Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/17/21 PC**

Motion by Crystal Bomar
Action: **DENY**.
Motion **PASSED** (5-0) /Unanimous

7. **VS-21-0322-JCLH, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Hauck Street, and between Serene Avenue and Richmar Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/17/21 PC**

Motion by David Chestnut
Action: **APPROVE**
Public Works – Development Review
CHANGE bullet # 1 to read:

- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard, 35 feet to the back of curb for Serene Avenue, 50 feet to back of curb for Meranto Avenue and associated spandrel;

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

8. **TM-21-500102-JCLH, LLC:**
TENTATIVE MAP consisting of 225 single family residential lots and common lots on 14.7 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Decatur Boulevard and the south side of Serene Avenue within Enterprise. JJ/rk/jd (For possible action) **08/17/21 PC**

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

9. **TM-21-500098-PECOS CONDO PARTNERS, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 1.0 acre in a C-P (Office Professional) Zone. Generally located on the east side Pecos Road, 390 feet north of Harmon Avenue within Paradise. TS/sd/jo (For possible action) **08/17/21 PC**

The application was added to the Enterprise agenda in error and was **DELETED**

10. **UC-21-0309-NORTON BRAD A & JAMIE & NETTLES JOAN:**
USE PERMIT to allow an accessory structure (detached garage) to exceed one half the footprint of the principal dwelling on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Wigwam Avenue and La Cienega Street within Enterprise. MN/sd/jo (For possible action) **08/17/21 PC**

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

11. **UC-21-0310-PATAI ANDREW:**
USE PERMIT to allow an accessory structure (detached garage) to exceed one-half of the footprint of the principal residence.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a proposed accessory structure (detached garage) in conjunction with an existing single family residential structure on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Polaris Avenue, 150 feet north of Le Baron Avenue within Enterprise. JJ/sd/jo (For possible action) **08/17/21 PC**

Motion by Barris Kaiser
Action: **APPROVE** Use Permit.
DENY Waiver of Development Standards.
Per staff if approved conditions.
Motion **PASSED** (5-0) /Unanimous

12. **UC-21-0328-CCC, LLC:**
USE PERMITS for the following: **1)** vehicle rental; **2)** vehicle maintenance; and **3)** vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a service bay door to face a street; **2)** reduce separation to a residential use (single family); **3)** reduce parking lot landscaping; **4)** allow outside storage/display of vehicles to be visible from public streets; and **5)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** vehicle rental facility; **2)** vehicle maintenance facility; and **3)** vehicle wash facility on 2.7 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/md/jo (For possible action) **08/17/21 PC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 11, 2021.

13. **UC-21-0329-MARUNDE BRISTOL:**
USE PERMITS for the following: **1)** allow an accessory building (garage) to exceed half the footprint of the principal dwelling; **2)** allow cumulative area of accessory structures to exceed the footprint of the principal dwelling; and **3)** alternative design standards.
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements (landscaping, driveway, fence) within the right-of-way in conjunction with a single family residential home on 0.9 acres in a R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Rancho Destino Road and the north side of Mesa Verde Lane within Enterprise. MN/bb/jo (For possible action) **08/17/21 PC**

Motion by David Chestnut
Action: **APPROVE**.
ADD Current Planning Conditions:
• Add additional fenestrations to the eastern elevation.
Per staff if approved conditions.
Motion **PASSED** (5-0) /Unanimous

14. **ZC-20-0284-LH VENTURES, LLC:**
HOLDOVER ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.
DESIGN REVIEWS for the following: 1) a proposed charter school site; and 2) finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/17/21 PC**

Applicant has requested the application be **WITHDRAWN**.

15. **VS-20-0285-LH VENTURES, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessori Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/17/21 PC**

Applicant has requested the application be **WITHDRAWN**.

16. **AG-20-900314:** The Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action) **08/17/21 PC**

Applicant has requested the application be **WITHDRAWN**.

17. **DR-21-0343-JONES MAULE AVE, LLC:**
DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on 7.4 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Badura Avenue within Enterprise. MN/bb/jo (For possible action) **08/18/21 BCC**

Motion by David Chestnut

Action: **APPROVE**.

ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.

Per staff conditions.

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

18. **ET-21-400096 (NZC-18-0283)-RICHMOND LIMITED PARTNERSHIP:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 7.2 acres from an R-2 (Medium Density Residential) (AE-60) Zone, an R-3 (Multiple Family Residential) (AE-60 & AE-65) Zone and a C-2 (General Commercial) (AE-60) Zone to a C-2 (General Commercial) (AE-60 & AE-65) Zone.
DESIGN REVIEW for a shopping center. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise (description on file). MN/jgh/jo (For possible action) **08/18/21 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) /Chestnut not present

19. **ET-21-400102 (WS-20-0121)-RICHMOND LIMITED PARTNERSHIP:**
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) shopping center; and 2) lighting plan on 7.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone. Generally located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise. MN/jgh/jo (For possible action) **08/18/21 BCC**

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

20. **VS-21-0334-LALEKA, INAM & KHALID, SAIMA:**
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Rush Avenue and between Valley View Boulevard and Polaris Avenue within Enterprise (description on file). JJ/jor/jd (For possible action) **08/18/21 BCC**

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

21. **WS-21-0333-LALEKA, INAM & KHALID, SAIMA:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height. **DESIGN REVIEW** for finished grade for a previously approved mini-warehouse and recreational vehicle storage facility on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the south side of Frias Avenue and the east side of Valley View Boulevard within Enterprise. JJ/jor/jd (For possible action) **08/18/21 BCC**

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

22. **WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:**
WAIVER OF CONDITIONS of a use permit to dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1, for a place of worship and school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jgh/jo (For possible action) **08/18/21 BCC**

Motion by David Chestnut
Action: **HOLD** to Enterprise TAB meeting on August 11, 2021, due to applicant no show.
Motion **PASSED** (5-0) / Unanimous

23. **WS-21-0326-DFILV II, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs. **DESIGN REVIEW** for signage with an approved retail center on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Blue Diamond Road and El Capitan Way within Enterprise. JJ/lm/jo (For possible action) **08/18/21 BCC**

Motion by Joseph Throneberry
Action: **APPROVE**
CHANGE Current Planning Bullet #1 to read:

- No illuminated signs on the southern elevation.

Per staff conditions

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

24. **ZC-21-0338-SIGNATURE HOMES AT EDMOND, LLC:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the west side of Edmond Street and north side of Le Baron Avenue within Enterprise (description on file). JJ/sd/jd (For possible action) **08/18/21 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Provide the purchaser of Lots 1 thru 4, and 9 thru 15 with a standalone document showing the NV energy easement and usable lot area.

Per staff conditions.

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

25. **VS-21-0337-SIGNATURE HOMES AT EDMOND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Lindell Road and between Lake Sonoma Avenue and Le Baron Avenue within Enterprise (description on file). JJ/sd/jd (For possible action) **08/18/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

26. **TM-21-500104-SIGNATURE HOMES AT EDMOND, LLC:**
TENTATIVE MAP consisting of 15 residential lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Edmond Street and north side of Le Baron Avenue within Enterprise. JJ/sd/jd (For possible action) **08/18/21 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Provide the purchaser of lots 1 thru 4, and 9 thru 15 with a standalone document showing the NV energy easement and usable lot area.

Per staff conditions.

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

VII. General Business:

1. Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)

The previous years budget request and staff answers was introduced to the TAB. The format and purpose of the TAB budget request was explained. There will be one more review prior to developing and submitting next year's request.

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 August 11, 2021 at 6:00 p.m. at the Windmill Library

X. Adjournment:

Motion by David Chestnut
ADJOURN meeting at 9:54 p.m.
Motion **PASSED** (5-0) /Unanimous

Enterprise's need for multiple County facilities

Enterprise requires multiple community centers, seniors' facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.

Rapidly Increasing Population

- *There are 214,000+ citizens in Enterprise.*
 - *Enterprise population in 2000 was approximately 14,000*
 - *Enterprise population in 2010 was approximately 108,000*
- *Enterprise covers 67 sq. miles.*
- *Residential uses are increasing rapidly.*
 - *More higher density multifamily projects are being built or planned.*
 - *Lower density land use is being replaced with higher density land use.*

Significant connectivity barriers

- *Interstate 15 limits east/west access.*
- *4 Major Projects, 3 are active (Southern Highlands, Mountain's Edge and Rhodes Ranch), one failed (Pinnacle Peaks).*
 - *Arterial and collector roads have been removed from the transportation grid.*
 - *Enclosed subdivisions have vacated local roads for more homes.*
 - *Major projects' plans have not added sufficient facilities to serve the public.*
- *South of CC 215, only three east/west arterials are available, two are not fully built out from I-15 to Fort Apache Rd.*
 - *UPRR tracks block or inhibit arterial and collector road development.*
 - *Geographic features, 12% or greater slopes block arterial and collector road development.*
- *Local roads are being vacated to build enclosed subdivisions.*
- *The connectivity barriers significantly increase travel time to county facilities currently planned for western Enterprise.*
 - *The planned regional park facilities in Mountain's Edge are not centrally located in Enterprise.*
 - *Individuals east of I-15 most likely will not use those facilities.*

Other factors

- *If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.*
- *BLM reservations are being released and sold, significantly decreasing land available for needed county facilities.*

Budget Requests by Category
The requested priority is listed within each category

County Major Facilities

• **Priority #1: Enterprise Community Centers**

- There are no recreational centers and/or aquatic facilities for the 214,000+ people living in Enterprise.
- The recreational center and aquatic facility for Mountain’s Edge should be moved up on the priority list and funded with a cost estimate of \$23,715,000.
- Build a second community center and aquatic facility in eastern Enterprise.
- Funding approved for a community center.
- Design Award scheduled October 2020
 - Construction Award scheduled March 2022
 - Completion scheduled July 2023

UPDATE: Comprehensive Planning, Parks & Rec, and Real Property Management (RPM) meet on a quarterly basis to update the Parks Capital Improvement Plan to ensure it is up to date and current based on the requests that are received at various times throughout the year. Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.

• **Priority #2: Enterprise Senior Centers**

- Fund a senior center in Mountain’s Edge Regional Park or other west Enterprise location.
- Mountain’s Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
 - Lack of effective public transportation.
 - Traffic density higher than seniors desire to drive in.
- A senior center is needed east of I-15
 - Reserve property for a senior center east of I-15.
 - Add an eastern Enterprise senior center to CIP list and fund.

UPDATE: Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.

Priority #3: Aquatic Facilities

- There are no aquatic facilities for the 214,000+ people living in Enterprise.
- Reserve property for two aquatic facilities
- Add aquatic facilities to funding list.
- Aquatic facilities are needed in Enterprise eastern and western locations.
- Mountain’s Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
 - The Mountain’s Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list.
- Identify and add to the CIP list for a second aquatic facility east of I-15.
- Drive time is too long from east of I-15 for a western aquatic facility.

UPDATE: Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.

Public Works

- **Priority #1: Connect Cactus Ave. from Buffalo Drive to Durango**

- Currently programmed for Design 2018, Construction mid 2021
- This project should be developed as rapidly as possible.
- South of CC 215, there are only three roads that could provide full east/west travel routes.
- Currently, only one east/west road, south of CC 215 is built out (Blue Diamond Rd).
- South of CC 215, significant residential development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

UPDATE: The plans for Cactus are nearing completion. However, there are two properties from which we need to acquire ROW. Should be under construction early next year.

- **Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.**

- The Jones Blvd improvements south of Blue Diamond Rd have been completed.
- The arterial north south route is needed to help relieve traffic on Rainbow Blvd.
- The area south of Blue Diamond Rd has increasing residential density

UPDATE: The plans are complete and the ROW has been obtained. We still need an agreement with UPRR. UPRR cannot commit to a time to complete the agreement.

- **Priority #3: Widen Warm Springs Rd from Dean Martin Dr. to Decatur Blvd.**

- Warm Springs Rd is a two-lane road from Dean Martin Dr. to Decatur Blvd.
- South of CC 215, there are only three roads that could provide full east/west travel routes.
- Traffic is significantly increasing on Warm Springs Rd.
- Currently, only one east/west road south of CC 215 is built out.
- South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.
- Finish Western Trails Park by constructing a signalized horse crossing on Warm Springs Rd.

UPDATE: The project is under design and we plan to be under construction next year.

- **Priority #4: Install S island at Silverton southeast entry/exit on Dean Martin Dr.**

- Dean Martin Dr. has downgraded to collector road status.
- Dean Martin Dr. is developed to rural standards south of the Silverton to Silverado Ranch Blvd.
- The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
- Valley View Blvd will serve as the area’s arterial road.
- As the Silverton Casino grows, traffic into the RNP-1 has increased.
- The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
- RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
- The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.

UPDATE: Traffic Management will draft up a concept.

- **Priority #5: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**

- This area needs to be studied to help mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and approved charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.

UPDATE: We have this on a list as a future project. ROW is needed. We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.

- **Priority #6: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**

- This area needs to be studied to help mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and approved charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate the peak traffic.

UPDATE: We have this on a list as a future project. ROW is needed. We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.

- **Priority #7: Complete road markings at Blue Diamond Rd/Torrey Pines and Blue Diamond/ Lindell Rd.**

- Per the design submitted to Public Works by NDOT.
- The pavement markings no longer match the new configuration.
- The road markings on Lindell Rd and Torrey Pines is the responsibility of Clark County.

UPDATE: Traffic is looking at the pavement marking and will make necessary modifications. Please clarify plans from NDOT as PW does not recall receiving anything from NDOT.

- **Priority #8: Study how to mitigate traffic on Dean Martin Dr. between the Silverton Casino and Silverado Ranch Blvd.**

- Study what traffic calming devices can be employed to mitigate traffic speed.
- Cut through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
- Dean Martin Dr. has downgraded to collector road status.
- Valley View Blvd will serve as the area's arterial road.
- As the Silverton Casino grows, the traffic into the RNP-1 has increased.

UPDATE: This will be placed on our list to address during design of an improvement to Dean Martin.

- **Priority #9: Require traffic studies to examine the cumulative traffic effects on a neighborhood.**

- A systematic neighborhood approach needs to be established for traffic studies.
- Current traffic studies only concern the traffic created by one project
- Some areas in Enterprise have seen increasing traffic congestion without adequate alternate routes.
- The increasing use of isolated subdivision has reduced alternative routes available.
- Road vacations have reduced the availability of public sites for schools, parks, and a fire station.
- The studies do not include the effects of removing local roads for additional homes or businesses.
- As smaller projects are constructed in a neighborhood, the cumulative traffic effects are multiplied.

UPDATE: Most developments do not do traffic impact studies. Instead, a traffic mitigation fee is paid based upon peak hour trips generated by the development. Public Works staff does look at alternative routes when vacations of ROW or non dedication of ROW are requested. Keeping a quarter mile street grid is what we aim to maintain.

Parks/RPM

- **Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr., Cactus Ave, Rainbow Blvd and Blue Diamond Rd.**
 - Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest park plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
 - Current Enterprise population requires 836+ acres of developed parks (2.5 acres per 1000 residents).
 - At a growth rate of 10,000 resident per year, 25 acres of new parks is needed to meet the County standard.
 - Each year the ratio of park acres per 1,000 population is declining in Enterprise.
 - Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - Valley View and Pyle – 10 acres, \$12,399,940 estimate – ranked #13
 - Cactus and Torrey Pines – 10 acres, \$9,079,645 estimate – ranked #21
 - LeBaron & Rainbow: On Parks CIP Request List
 - Add park at Agate and Jones to the funding list at APN 17624201045
 - All projects are unfunded.
 - Fund at least two parks.

UPDATE: Comprehensive Planning, Parks & Rec, and Real Property Management (RPM) meet on a quarterly basis to update the Parks Capital Improvement Plan to ensure it is up to date and current based on the requests that are received at various times throughout the year. Parks & Rec. will submit Scopes of Work Requests to RPM for these items so current cost estimates can be created.

- **Priority #2: Study and develop a plan to use electrical transmission easements for multi-modal trail system.**
 - 60 to 100 ft electrical transmission easements exist throughout Enterprise.
 - Many areas of Enterprise are connected via the electrical transmission easements.
 - Identify funding sources for the multi-modal trail system.

UPDATE: No progress has been made on this request.

Administrative Services

- **Priority #1: Provide presentation system for the Enterprise TAB.**
 - The plans and charts presented cannot be seen by the public or the board members.
 - The lack of presentation systems detracts from the public’s ability to participate in the TAB hearings.
 - The number of individuals attending the TAB meetings is increasing.
 - The Enterprise TAB moved from the Enterprise Library to the Windmill Library to obtain a larger meeting room.
 - The meeting flow is often interrupted as individuals from the back of the room come forward to see what the applicant is presenting.

UPDATE: Enterprise TAB meetings will be held at Silverado Ranch Community Center which has an estimated completion date by end of 2023. This facility is designed to have an overhead camera system.

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

UPDATE
CHARTAN AVE/PLACID ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-21-0123-BADSM PARTNERS, LLC:

AMENDED HOLDOVER ZONE CHANGE to reclassify 7.4 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback (previously not notified); 2) increase wall height; 3) waive perimeter landscaping along a local street; and 4) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

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

Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-33-801-012; 177-33-801-028

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the side street (corner setback to 10 feet where 15 feet is the minimum per Table 30.40-1 (a 33% reduction) (previously not notified).
 - b. Reduce the interior side setback to 5 feet where 10 feet is the minimum per Table 30.40-1 (a 50% reduction) (previously not notified).
2.
 - a. Increase interior and perimeter wall height to 6 feet, 8 inches where a maximum of 6 feet is permitted per Section 30.64.020 and Table 30.64-1 (an 11% increase).
 - b. 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. Waive perimeter landscaping along a local street (Chartan Avenue) where per Figure 30-64-5 or 64-6 is required.
3. Waive full off-site improvements including streetlights, sidewalk, curb, gutter, and partial paving width along Chartan Avenue and Placid Street where required per Section 30.52.050.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to **108 inches (9 feet)** (previously notified as 48 inches (4 feet)) where 18 inches is the standard per Section 30.32.030 (a 500% increase).

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)³

BACKGROUND:

Project Description

General Summary

- Site Address: 11185 Fairfield Avenue
- Site Acreage: **6.88 overall (net)**
- Number of Lots: **22**
- Density (du/ac): **R-D: 2.9**
- Minimum/Maximum Lot Size (square feet): **R-D: 10,570/16,217 (gross)/9,065/14,394 (net)**
- Project Type: Single family residential development
- Number of Stories: **1**
- Building Height (feet): **Up to 21**
- Square Feet: **R-D: 2,668/3,150**

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on January 21, 2021, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 20 attendees present at the virtual (Zoom) meeting for this item. The attendees had questions on the design and layout of the project. Further issues that were discussed were related to overall density, the request for 3 story homes, traffic, and access.

Site Plans

The plans depict a proposed 22 lot single family residential development on 7.4 (gross) acres. **The revised plans now show the entire site proposed for R-D zoning.** The density of the residential subdivision is **2.9 dwelling units per acre.** The lots range in size from a minimum of **10,570** square feet to a maximum of **16,217** square feet. The design of the subdivision also includes a drainage easement along the western portion of the site. The lots within the subdivision will be served by 42 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. Access to the development will be available from the proposed residential subdivisions (Silverado Court VII and VIII) to the south. The private street extends to the north from the access point, with a cul-de-sac extending to the west. No access is shown from Chartan Avenue or Placid Street. These public roads will be constructed to rural standards with 32 feet of pavement instead of the full pavement, and without curb, gutter, sidewalk, and streetlights normally required for a public street under 60 feet in width. The plans also depict that the finished grade of the site will be increased up to 4 feet along the north and west portions of the development in order to properly drain the site due to an existing wash. These areas of the site are also where the over height retaining walls are located.

Landscaping

There is no street landscaping proposed with this request. Internal to the development are additional street landscape buffers along the corner side lots.

Elevations

All the models will be 1 story in height. Three different house plans with 4 separate elevations per plan are offered by the developer. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

Floor Plans

The models range in size from 2,668 square feet to 3,150 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms and game rooms.

Applicant's Justification

The applicant indicates a great deal of thought and planning have resulted in this submittal request, while respecting the existing development. Since the opening of the Starr Avenue interchange at I-15, and the future development to the south across St. Rose Parkway, this area has seen significant change. The proposed R-D zoning will serve as a buffer from the more intense uses while providing transitional lot sizes between the R-1, R-2, and R-E zoned lots. This proposed community will continue the alignment of Twisty Ridge Street from the Silverado Court VIII project (TM-18-50009) to the south with ultimate access to Starr Avenue. There has been significant and substantial changes since the last amendment to the Enterprise Land Use Plan with the approvals of adjacent R-1 zoned and R-2 zoned subdivisions, and the changed traffic circulation patterns (as a result of the opening of the Starr Interchange, along with development of the West Henderson Business Park). Furthermore, according to the applicant this project will not adversely impact public facilities, and will in fact, solve a long-standing drainage issue that causes flooding in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0144	Waivers to allow modifications for off-site improvements with a design review for a single family residential development	Approved by BCC	April 2019
VS-19-0145	Vacated and abandoned a 6 foot wide, 630 foot long, portion of Chartan Avenue and a 3 foot wide streetlight and traffic control easement along Chartan Avenue - expired	Approved by BCC	April 2019
TM-19-50009	8 single family residential lots on 4.9 acres	Approved by BCC	April 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-1	Single family residential & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Suburban (up to 8 du/ac)	R-E (RNP-I) & R-2	Single family residential

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

Related Applications

Application Number	Request
VS-21-0124	A vacation of government patent easements along the boundary of APN 177-33-801-012 is a companion item on this agenda.
TM-21-500032	A tentative map for 22 single family residential lots on 7.45 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

Current Planning

Zone Change

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

- 1. A change in law, policies, trends, or facts after the adoption, 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 indicates that the proposed development will serve as a buffer from the more intense uses while providing transitional lot sizes between the R-1, R-2, and R-E zoned lots. There has also been changes since the last amendment to the Enterprise Land Use Plan with the approvals of adjacent R-1 zoned and R-2 zoned subdivisions, and the changed traffic circulation patterns (as a result of the opening of the Starr Interchange, along with development of the West Henderson Business Park). Furthermore, according to the applicant this project will not adversely impact public facilities, and will in fact, solve a long standing drainage issue that causes flooding in the area.

Although there is existing and approved suburban residential development in the area, those developments are essentially on the south side of Terrill Avenue (alignment) which makes this development fully within the Rural Neighborhood Preservation (RNP) area. As a result, Terrill Avenue should act as a border between the more intense uses and the R-E/RNP-I to the north of that street.

- 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 that the project will provide a single family residential development that is 2.9 dwelling units per acre between the existing RNP areas to the north and west and the more intense residential uses to the south and east. In addition, as shown on the plans, all of the lots adjacent to the existing RNP homes are a minimum of 10,000 square feet.

This request for lots that are less than half acre in area in a neighborhood that is contiguous to R-E/RNP-I to the north and west is out of character with development in the immediate area. The intent of a balanced Land Use Plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. Therefore, staff finds the proposed project is not compatible with the density of the existing and planned land uses in the RNP neighborhoods to the north and 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 stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

The applicant indicates technical studies will be prepared to address any impacts from the proposed residential development; therefore, public infrastructure facilities will not be adversely impacted.

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development. Sufficient public services may not exist in the immediate area and because the site is in the Public Facilities Needs Assessment (PFNA) area, a standard development agreement will be necessary prior to issuance of any building permits to mitigate any short falls in needed public facilities. Based on information received from the Clark County School District, the elementary school and high school located within the corresponding school zone was over capacity for the 2020-2021 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situations, especially since this area was not planned to accommodate the number of additional residential units and no new schools are planned in the future.

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

The applicant states that the proposed development satisfies County goals by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.

This request is a nonconforming zone change and conflicts with Urban Specific Policy 8 of the Comprehensive Master Plan which discourages nonconforming zone changes. It is County policy to preserve the rural lifestyle of property within the existing RNP-I Overlay. The request does not comply with Land Use Goals 5 of the Comprehensive Master Plan which encourages providing opportunities for developing low density residential areas as a lifestyle choice.

Summary

Zone Change & Design Review #1

Staff is concerned with the potential incompatibility between this development and existing land uses immediately adjacent to the site. Approval of this project will allow more dense zoning to intrude into an existing R-E (RNP-I) area; therefore, based on the criteria listed above, staff finds the applicant has not satisfied the requirements for a compelling justification to warrant approval of this application and cannot support these requests.

Waivers of Development Standards

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

Waiver of Development Standards #1

The intent of building setback is to ensure a minimum distance and buffer are maintained to mitigate any potential impacts to existing developments. The waiver requests to the required setbacks are a self-imposed burden as this site is being overbuilt due to the lack of developable area; therefore, staff recommends denial.

Waiver of Development Standards #2

Although staff has supported similar waivers to increase screen and retaining wall heights, approval of this request is contingent upon approval of the zone change and design reviews which staff cannot support.

Waiver of Development Standards #3

Although staff has supported similar street landscape waivers in rural areas, approval of this request is contingent upon approval of the zone change and design reviews which staff cannot support.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to not install full off-site improvements on Chartan Avenue and Placid Street. The parcels along both streets are in the RNP-I overlay district, resulting in the existing

non-urban standards for the roadways. However, since Planning is recommending denial of the application, staff cannot support this request.

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **September 22, 2021** 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;
- **Only 1 story homes within the development;**
- Design review as a public hearing on any significant changes to plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

PLANNING COMMISSION ACTION: June 1, 2021 – HELD – To 07/20/21 – per the applicant to rewrite/re-notify and to return to the Enterprise Town Board.

PLANNING COMMISSION ACTION: July 20, 2021 – HELD – To 08/17/21 – per the applicant to rewrite/re-notify and to return to the Enterprise Town Board.

APPLICANT: CHRIS ARMSTRONG C/O GOOLD PATTERSON

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT

CIVIL ENGINEERING

June 10, 2021

REVISED
6-14-21

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

**RE: Chartan Placid, a 24-lot Single Family Residential subdivision
Revised Justification Letter for Design Review and Non-conforming Zone Change**

To Whom it May Concern:

Westwood Professional Services respectfully submits this compelling justification letter with an application for a non-conforming zone change (NZC) and Design Review for this proposed community.

Project Description

The project site associated with the subject is approximately 6.9± gross acres and covers APN 177-33-801-012 and 177-33-801-028. It is located in a portion of Section 33, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.

Design Review

Please accept this letter and required attached documentation to support our application for a zone change from R-E to R-D and R-2 for twenty-four (24) single family lots ranging in size from 6,016 to 18,018 gross square feet on 6.88 gross acres generally located on the southeast corner of Placid Street and Chartan Avenue. There will be six (6) lots (approximately 0.85 gross acres) that are proposed R-2 zoning with a density of 7.06 du/ac. These six lots are in conformance with R-1 zoning requirements for minimum lot size and setbacks, with exception of the density calculation. The remaining 18 lots are proposed R-D zoning with a density of 2.99 du/ac.

The property is presently zoned R-E and there is a mix of developed and undeveloped R-E zoned property adjacent to the property. There is also approved R-1 and R-2 zoned property to the immediate south and east of the property that is both presently under development and developed with resident. The immediately adjacent lots to APN: 012 are approximately 4,600 SF and have a mix of two- and three-story homes. The property to the south (177-33-801-019) fronts Starr Avenue, which is a 110' ROW and has an interchange with I-15. Bermuda Road is further to the east and is a 100' ROW. Starr Avenue connects to Raiders Way and provides access to the Raiders Corporate Headquarters/Practice Facility, and ultimately to a 190' wide ROW for Via Inspirada. Additionally, to the south across St. Rose Parkway is the West Henderson Business and Industrial Park and home to numerous warehouse and distribution centers including Amazon, Kroger, etc. The character of the area, and specifically the traffic and circulation patterns are considerably different since the opening of the Starr Avenue Interchange.

There is a large existing wash that bifurcates the property in a north-south direction and provides a significant encumbrance and hardship on this property, as well as properties to the south and west. There is an approved drainage study on the northerly parcel with a drainage solution that removes the Flood Zone designation. When combined with the parcel to the south, there is the potential to provide a solution and mitigate drainage issues for the other immediately adjacent neighboring properties (Specifically APNs: 177-33-801-007, 011). As shown on the site plan, the drainage channel/pipe would create a 30' wide buffer for APNs 177-33-801-007, 011. It is my understanding that 007, which is owned by the Meyer's has significant drainage flows on the property during rain events. The improvement on these properties and the property to the south would capture these flows and remove them from existing the residences, thereby completely removing potential future flood damage. The proposed zoning would provide a transitional zoning from the higher density zoning to the south and east with the surrounding R-E zoning to the west and north.

The proposed design will utilize the approved Vacation of the Terrill public right of way per VS-18-1029. This vacation will eliminate access to the RNP directly from Starr Ave and Bermuda Rd. Access to the proposed development will be through the existing subdivision to the east from Bermuda or the proposed subdivision to the south from Starr. There will be no access from the proposed development to the RNP area. Otherwise, VS-18-1029 would revert Terrill back to 60-foot right of way and Placid would be required to also be developed as a 60-foot right of way.

The homesites will range in size from 2,668 to 3,150 square feet and will be one story products in the R-D zoned lots, while the R-2 lots will range in size from 2,940 to 3,072 square feet and will be 2-stories tall. The Pulte designed homes will range in the \$700k range. The internal streets will be private, 42-foot wide roadways with a 4-foot-wide sidewalk along one side, with 5' X 5' ADA passing zones placed as needed. Access will be available from both Starr Avenue via the proposed Silverado Court VIII project (TM-18-500009) and via Bermuda Road through the existing Silverado Court VII (PW #17-36074) subdivision. We feel this proposed development is a superior option to keeping the zoning R-E and building 35-foot tall buildings adjacent to the RNP.

Per Section 30.32.040, paragraph #9 it is stated that the finished grade for the construction within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent. The topography of the subject property falls from the south to north with a significant drainage wash bisecting the site. Upon review of the grading and drainage for this site, there is a grade difference along a portion the north boundary of up to 6-feet and along the wash area up to 9- feet, near proposed lot 18. With the final design of the subject property, Westwood Professional Services shall coordinate throughout the development process to make the elevation difference along the property boundary as well as where any existing washes are filled will be as minimal as possible.

PREVIOUS LAND USE ACTIONS

The northerly five acres has an approved tentative map (TM-19-47), waiver (WS-19-144), and vacation (VS-19-145). The TM was for an eight-lot subdivision. The waiver request was for rural standard street sections designed to meet rural standards on Chartan Avenue and Placid Street, and to permit a 54' wide street section for Chartan Ave. It waived streetlights, curb, gutter, sidewalks, and excess paving. Given the limited traffic, and the developed R-E surrounding areas, the request was deemed to be consistent and harmonious the neighborhood. The vacation was for a Streetlight and Traffic Control Easement along Chartan Avenue (OR: 20170814:00671), portion of ROW at the turnaround/bulb of Chartan Avenue

(OR:20110809:00797), southerly 6' of Chartan Avenue (OR:20170222:00978), and southerly 6' of BLM Grant N-76131. These same waivers are being requested with the current application.

A great deal of thought and planning has resulted in the attached plan, while respecting the existing development, and with the design to accommodate and address the significant drainage hardship. Since the opening of the Starr Avenue interchange at I-15, and the future development to the south across St. Rose, this area has seen significant change and will continue to change. The rural character that once was common in this area has been altered and the proposed R-D will serve as a buffer from the more intense uses while providing lot sizes in between the R-1 and R-E lots, while the R-2 will match the existing R-2 in the adjacent area. The costs to improve the drainage hardship are significant and the 24 lots help to spread the cost of these improvements and solve the drainage problem not only for these lots but for the two adjacent R-E lots, and in particular the Meyer parcel. This proposed community will continue the alignment of Twisty Ridge Street north from the Silverado Court VIII project (TM-18-500009) to the south, with ultimate access to Starr Avenue.

There have been significant and substantial changes since the last amendment to the Enterprise LUP in adjacent land use densities with the approval of adjacent R-1 & R-2 zoning, and the change traffic circulation patterns (as a result of the opening of the Starr Interchange, along with development of the West Henderson Business Park). The proposed R-D is a natural transition zoning district from the R-1 and R-2 to the developed and undeveloped R-E zoned property. The proposed R-2 will match the existing R-2 zoning of the approved project to the immediate southeast of the site. This project will not adversely impact public facilities, and will in fact, solve a long-standing drainage issue that causes flooding in the area.

Waiver of Standards

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

1. Section 30.64.050 a. – Fences and Walls

Waiver: 6-foot Walls.

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

Justification: This is a typical waiver that is requested with several subdivisions in the valley to provide additional privacy to the potential home buyers throughout the development.

2. Section 30.64.050 a. – Fences and Walls

Waiver: 12-foot Walls (6-foot wall plus 6-foot retaining wall)

Request: Allow 6-foot 8-inch rear screen wall to be constructed in conjunction with a 6-foot retaining wall between lots and along the perimeter of the development

Justification: This request follows the development code with respect to the retaining walls, it is just required with the above requested 6-foot 8-inch screen walls.

3. Section 30.52.040 – Improvement Requirements

Waiver: To provide grading, curbs, gutters, paving of streets and streetlights.

Request: Allow Rural Offsite Improvements (no streetlights, curb & gutter, sidewalk) Chartan Avenue and Placid Street.

Justification: This project is at the edge of the existing RNP along the 54-foot wide Chartan Avenue and 60-foot wide Placid Street, so in an effort to maintain the rural nature of the existing neighborhood at the boundary, a less intense improvement is being proposed.

The following is a detailed response to the requirements specified for a “Compelling Justification”:

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

Response: Within Chapter 2 – Issues and Opportunities of the Enterprise Land Use Plan, it states “the entire Las Vegas Valley and Enterprise has seen a large demand for housing”, and “is one of the fastest growing Planning Area’s in unincorporated Clark County”. Currently, there is Bass Elementary School, Schorr Elementary School and Liberty High School, Avellino Park, Lion Habitat Ranch Henderson Executive airport, Raiders Headquarters, and multiple churches of varying faiths within roughly 1 mile of the proposed project site. With all that public development, we feel it is an appropriate residential development to support the fast-growing housing demand.

- 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.***

Response: The proposed development requires a zone change from R-E to R-D. There is an existing R-2 neighborhood to the east as well as another parcel to the east that is zoned R-E and the existing neighborhoods and residential parcels to the north and west are zoned R-E. The parcel to the south is currently zoned a combination of R-D and R-1. This 6.8 du/ac proposal would blend well with these neighborhoods by providing a diverse development with the surrounding land. The Chartan Placid community will provide a good transition neighborhood with 10,000 square foot lots adjacent to existing houses.

- 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.***

Response: A technical analysis will be done for the drainage and water facilities before the Civil Improvement Plans are submitted and approved. The Police Department, School District and Fire Department that service this area will be contacted for the preparation of the reports which are required for the non-conforming zone change. According to page 24 of the Enterprise Land Use Plan under "Sustainability", "participation in sustainable practices by everyone in Clark County will make things better for the community". The zone change will also provide the communities with an opportunity have a greater positive impact on sustainable practices while decreasing adverse effects on public facilities and services.

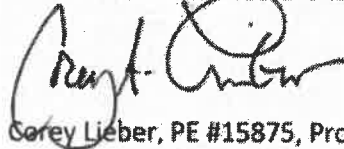
4. *The proposed non-conforming zoning conforms to other applicable adopted plans, goals, and policies.*

Response: On Page 24 under "Sustainability" of the Enterprise Land Use Plan, it states the goal of "educating and encouraging broad involvement in practices that will help sustain the community". The proposed development will provide the proposed and surrounding communities with opportunities to promote sustainable practices that will further increase the quality of the neighborhood. In addition, on Page 31 under "Uses adjacent to Residential Neighborhood Preservation (RNP) areas", it states that direction is no longer to buffer the RNP areas with OP land and "should incorporate more dense residential development." With the adjacent south parcel having RNP land use, we believe the proposed R-D development will provide the balance amongst the surrounding the area. The request also conforms to several goals and policies in the Comprehensive Master Plan. Land Use Goal 7 encourages a variety of housing alternatives, and there are few 10,000 square foot lot product options with RV parking provided in the Las Vegas Valley. In addition, Growth Management Policy 1 encourages development of vacant parcels in serviced areas, of which this development acts as infill and adjacent to developed and developing parcels. Urban Policy 7 encourages complimentary land uses, and the proposed R-D zoning allows for an appropriate transitional density between the R-1/R-2 adjacent to this project.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875, Project Manager

EASEMENTS
(TITLE 30)

UPDATE
CHARTAN AVE/PLACID ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0124-BADSM PARTNERS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
177-33-801-012; 177-33-801-028

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements along the boundary of APN 177-33-801-012, excepting out the 30 feet for Terrill Avenue which is needed for the dedication of a public right-of-way. A previous vacation submittal (VS-19-0145) is still current for APN 177-33-801-028 regarding vacations along Chartan Avenue roadway and streetlight and traffic control easement.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0144	Waivers to allow modifications for off-site improvements with a design review for a single family residential development	Approved by BCC	April 2019
VS-19-0145	Vacated and abandoned a 6 foot wide, 630 foot long, portion of Chartan Avenue and a 3 foot wide streetlight and traffic control easement along Chartan Avenue - expired	Approved by BCC	April 2019
TM-19-500047	8 single family residential lots on 4.9 acres	Approved by BCC	April 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-1	Single family residential & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Suburban (up to 8 du/ac)	R-E (RNP-I) & R-2	Single family residential

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

Related Applications

Application Number	Request
NZC-21-0123	A nonconforming zone change to reclassify this site to R-D zoning is a companion item on this agenda.
TM-21-500032	A tentative map for 22 single family residential lots on 7.45 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 patent easements 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 **September 22, 2021** 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

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

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS: 7 cards, 11 letters

PLANNING COMMISSION ACTION: May 4, 2021 – HELD – To 06/01/21 – per the applicant.

PLANNING COMMISSION ACTION: June 1, 2021 – HELD – To 07/20/21 – per the applicant to rewrite/renotify and to return to the Enterprise Town Board.

PLANNING COMMISSION ACTION: July 20, 2021 – HELD – To 08/17/21 – per the applicant to rewrite, renotify and to return to the Enterprise Town Board.

APPLICANT: CHRIS ARMSTRONG C/O GOOLD PATTERSON

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE STREET, SUITE 216 LAS VEGAS, NV 89118



VACATION APPLICATION

2A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0124</u>	DATE FILED: <u>3/16/21</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>4/14/21</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>Enterprise</u>	R.E/RNPI to R.D
<input type="checkbox"/> EASEMENT(S)		PC MEETING DATE: <u>5/4/21</u>	RNP
<input type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: <u>6/2/21</u>	MN WS 19-0144
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		FEE: <u>\$ 875.00</u>	

PROPERTY OWNER	NAME: <u>BADSM Partners, LLC</u>
	ADDRESS: <u>1975 Village Center Ste 40</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Chris Armstrong c/o Goold Patterson</u>
	ADDRESS: <u>1975 Village Center Ste 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: <u>702-204-9989</u>
	E-MAIL: <u>chrisvarmstrong@gmail.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 177-33-801-028

PROPERTY ADDRESS and/or CROSS STREETS: Chartan/Placid

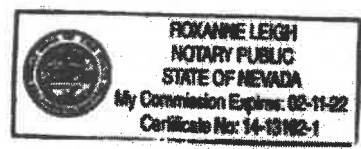
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Jerry Slater
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 12/30/20 (DATE)

By Jerry Slater
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.



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	
		PC MEETING DATE: _____	
		BCC MEETING DATE: _____	
		FEE: _____	

PROPERTY OWNER	NAME: <u>2150 Lighthouse LLC</u>
	ADDRESS: <u>7840 SUN LEMON CT</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-260-7113</u> CELL: _____
	E-MAIL: <u>lvnvac@gmail.com</u>

APPLICANT	NAME: <u>Chris Armstrong c/o Gould Patterson</u>
	ADDRESS: <u>1975 Village Center Ste 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: <u>702-204-9989</u>
	E-MAIL: <u>carmstrong@olympiacompanies.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 177-33-801-012

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.

Property Owner (Signature)* STATE OF NEVADA <u>CALIFORNIA</u> COUNTY OF <u>ORANGE</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>12.22.2020</u> (DATE) By <u>Peter Anello</u> NOTARY PUBLIC	<u>Peter Anello</u> 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.

February 12, 2021

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

RE: **Chartan Placid**
Justification Letter for Patent Easement Vacation

To whom it may concern:

Westwood Professional Services, on behalf of our client, 2150 Lighthouse LLC, respectfully submits this justification letter with an application for Vacation and Abandonment of Patent Easements.

Project Description: The project site associated with this vacation request is approximately 7.5+ gross acres and covers APN 177-33-801-012 and 177-33-801-028. It is located in a portion of Section 33, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This development will consist of 22 lots with a gross density of 3.0 dwelling units/acre.

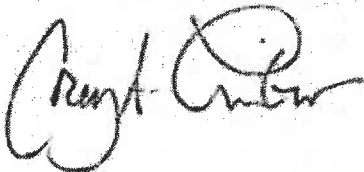
The applicant is vacating Easements that are in conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development. The vacation includes a 33.0' patent easement along the boundary of parcel 177-33-801-012 for roadway and public utilities. A previous vacation submittal (VS-19-0145) is still current for APN 177-33-801-028 in regards to vacations along Chartan Avenue roadway and streetlight & traffic control easement. This request will be in compliance with the conditions of the Tentative Map submitted for Chartan Placid that is accompanying this application.

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

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875, Project Manager

Cc: Chelsea Jensen, Westwood Professional Services
2150 Lighthouse LLC

08/17/21 PC AGENDA SHEET

CHARTAN PLACID
(TITLE 30)

UPDATE
CHARTAN AVE/PLACID ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500032-BADSM PARTNERS, LLC:

AMENDED HOLDOVER TENTATIVE MAP consisting of 22 (previously 24) single family residential lots and common lots on 7.4 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone (no longer needed).

Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
177-33-801-012; 177-33-801-028

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description
General Summary

- Site Address: 11185 Fairfield Avenue
- Site Acreage: 6.88 overall (net)
- Number of Lots: 22
- Density (du/ac): R-D: 2.9
- Minimum/Maximum Lot Size (square feet): R-D: 10,570/16,217 (gross)/ 9,065/14,394 (net)
- Project Type: Single family residential development

The plans depict a proposed 22 lot single family residential development on 7.4 (gross) acres. **The revised plans now show the entire site proposed for R-D zoning.** The density of the residential subdivision is **2.9 dwelling units per acre.** The lots range in size from a minimum of **10,570** square feet to a maximum of **16,217** square feet. The design of the map also includes a drainage easement along the western portion of the site. The lots within the subdivision will be served by 42 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. Access to the development will be available from the proposed residential subdivisions (Silverado Court VII and VIII) to the south. The private street extends to the north from the access point, with a cul-de-sac extending to the west. No access is shown from Chartan Avenue or Placid Street. However, the project does include the dedication of Chartan Avenue or Placid Street as part of the design of this project. All public streets will be developed to non-urban street standards.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0144	Waivers to allow modifications for off-site improvements with a design review for a single family residential development	Approved by BCC	April 2019
VS-19-0145	Vacated and abandoned a 6 foot wide, 630 foot long, portion of Chartan Avenue and a 3 foot wide streetlight and traffic control easement along Chartan Avenue - expired	Approved by BCC	April 2019
TM-19-500047	8 single family residential lots on 4.9 acres	Approved by BCC	April 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Single family residential & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-1) & R-1	Single family residential & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Suburban (up to 8 du/ac)	R-E (RNP-1) & R-2	Single family residential

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

Related Applications

Application Number	Request
NZC-21-0123	A nonconforming zone change to reclassify this site to R-D zoning is a companion item on this agenda.
VS-21-0124	A vacation of government patent easements along the boundary of APN 177-33-801-012 is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30; however, since staff is not supporting the nonconforming zone change and design review, staff cannot support the tentative map.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **September 22, 2021** 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Expunge TM-19-500047;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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 approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; 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 homes purchased or soundproofed.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0042-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS: 10 letters

PLANNING COMMISSION ACTION: May 4, 2021 – HELD – To 06/01/21 – per the applicant.

PLANNING COMMISSION ACTION: June 1, 2021 – HELD – To 07/20/21 – per the applicant to rewrite/renotify and to return to the Enterprise Town Board.

PLANNING COMMISSION ACTION: July 20, 2021 – HELD – To 08/17/21 – per the applicant to rewrite/renotify and to return to the Enterprise Town Board.

APPLICANT: CHRIS ARMSTRONG C/O GOOLD PATTERSON

CONTACT: WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

3A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500032</u>	DATE FILED: <u>3/16/21</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>4/14/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Enterprise</u>	R.E/RNPI to R-D
		PC MEETING DATE: <u>5/4/21</u>	RJP
		BCC MEETING DATE: <u>6/2/21</u>	WS 19-0144
		FEE: <u>\$ 750.00</u>	MIN

PROPERTY OWNER	NAME: <u>BADSM Partners, LLC</u>
	ADDRESS: <u>1975 Village Center Ste 40</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: _____ CELL: _____
E-MAIL: _____	

APPLICANT	NAME: <u>Chris Armstrong c/o Goold Patterson</u>
	ADDRESS: <u>1975 Village Center Ste 140</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: <u>702-204-9989</u>
E-MAIL: <u>chrisvarmstrong@gmail.com</u>	
REF CONTACT ID #: _____	

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

ASSESSOR'S PARCEL NUMBER(S): 177-33-801-028

PROPERTY ADDRESS and/or CROSS STREETS: Chartan/Placid

TENTATIVE MAP NAME: _____

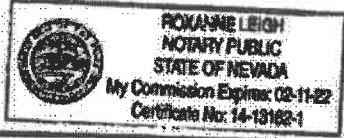
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application; or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 12/30/20 (DATE)

By Jenny Slater
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.



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	PC MEETING DATE: _____
		BCC MEETING DATE: _____	FEE: _____

PROPERTY OWNER	NAME: <u>2150 Lighthouse, LLC</u>
	ADDRESS: <u>7840 SUN LEMON CT</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-260-7113</u> CELL: _____
	E-MAIL: <u>lvnvac@gmail.com</u>

APPLICANT	NAME: <u>Chris Armstrong c/o Goold Patterson</u>
	ADDRESS: <u>1975 Village Center Ste 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: <u>702-204-9989</u>
	E-MAIL: <u>chrilvarmstrong@gmail.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 177-33-801-012

PROPERTY ADDRESS and/or CROSS STREETS: Chartan/Placid

TENTATIVE MAP NAME: _____

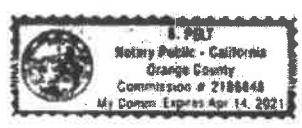
I, We the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings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

STATE OF California
 COUNTY OF Orange

SUBSCRIBED AND SWORN BEFORE ME ON 12-22-2020 (DATE)
 by Peter Anello

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.

VEHICLE MAINTENANCE AND RENTAL
(TITLE 30)

WARM SPRINGS RD/HAVEN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0328-CCC, LLC:

USE PERMITS for the following: 1) vehicle rental; 2) vehicle maintenance; and 3) vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a service bay door to face a street; 2) reduce separation to a residential use (single family); 3) reduce parking lot landscaping; 4) allow outside storage/display of vehicles to be visible from public streets; and 5) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) vehicle rental facility; 2) vehicle maintenance facility; and 3) vehicle wash facility on 2.7 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone.

Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:
177-09-115-003

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow a service bay door for a vehicle maintenance facility to face a street (Warm Springs Road).
 - b. Allow a service bay door for a vehicle wash facility to face a street (Haven Street).
2.
 - a. Reduce the separation from a vehicle maintenance facility to a residential use to 53 feet where 200 feet is required per Table 30.44-1 (a 73.5% reduction).
 - b. Reduce the separation from a vehicle wash facility to a residential use to 53 feet where 200 feet is required per Table 30.44-1 (a 73.5% reduction).
3. Reduce parking lot landscaping where 1 landscape finger island is required for every 6 parking spaces or 1 landscape finger island is required for every 12 parking spaces per Figure 30.64-14.
4. Allow the outside storage/display of vehicles to be visible from public streets (Warm Springs Road and Haven Street).
5. Reduce throat depth to 14 feet where a minimum depth of 75 feet is required per Uniform Standard Drawing 222.1 (an 81.4% reduction).

**LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.7
- Project Type: Vehicle rental, maintenance, and wash facility
- Number of Stories: 1
- Building Height (feet): up to 28
- Square Feet: 16,539
- Parking Required/Provided: 44/170

History and Request

The project site was approved for C-1 zoning via ZC-0176-08 by the Board of County Commissioners in April 2008 for a shopping center. A waiver of development standards was approved with that application, allowing access to a residential local street, being Haven Street. The applicant is now requesting special use permits for vehicle rental, vehicle maintenance, and vehicle wash facilities. More specifically, the facility will be utilized for the rental, maintenance, and washing of Enterprise moving trucks. The trucks rented and maintained at the proposed facility do not meet the Code definition of commercial vehicles and do not require a commercial driver's license to operate.

Site Plans

The plans depict proposed vehicle rental, vehicle maintenance, and vehicle wash facilities located on a 2.7 acre site. The building is centrally located within the project site, and has the following setbacks: 1) 75 feet from the north property line, adjacent to Warm Springs Road; 2) 152 feet from the east property line; 3) 147 feet from the west property line, adjacent to Haven Street; and 4) 53 feet from the south property line, adjacent to an existing single family residential development. Bicycle spaces are provided at the northwest corner of the building, while loading spaces and trash enclosures are provided at the southeast corner of the building. The vehicle maintenance bay, located at the northwest corner of the building, is oriented towards Warm Springs Road. The entrance to the vehicle wash bay, located at the south portion of the building, is oriented towards Haven Street. A waiver of development standards is necessary to permit the maintenance and wash bays to face the public right-of-way. Furthermore, a waiver of development standards is required to permit a separation distance of 53 feet from the maintenance and wash facilities to the residential use along the south property line. Access to the project site is granted via commercial driveways located along Warm Springs Road and Haven Street. Minimum throat depths of 14 feet and 35 feet are provided along Warm Springs Road and Haven Street, respectively, necessitating a waiver of development standards for reduced throat depth. Five foot wide existing attached sidewalks are located along Warm Springs Road and Haven Street. The proposed facility requires a total of 44 parking spaces where 170 parking spaces are provided. A waiver of development standards is required as the rental trucks will be visible from the public rights-of-way being Haven Street and Warm Springs Road.

Landscaping

The plans depict a 15 foot wide street landscape area, consisting of 24 inch box trees planted 30 feet on center along Warm Springs Road and Haven Street. An intense landscape buffer measuring 10 feet in width, consisting of 24 inch box evergreen trees planted 20 feet on center, is located along the south property line adjacent to the existing single family residential use. An existing 6 foot high decorative block wall is also located along the south property line. A 6 foot high decorative block wall is located along the east property line, adjacent to the undeveloped C-1 zoned parcel. A 5 foot wide landscape area consisting of 2 inch rock mulch is also proposed along the east property line. Several landscape finger islands are located within the interior of the parking lot to the west and north of the building; however, a waiver of development standards is required to reduce the number of landscape finger islands throughout the entirety of the project site.

Elevations

The proposed building will be constructed of a painted, stucco exterior finish with CMU block on the south, east, and west portions of the structure. Decorative stone veneer will be provided at the base of the facility. The building measures between 20 feet to 28 feet to the top of the parapet wall, which screens all rooftop mounted equipment from public view. Overhead roll-up doors to the maintenance bays are featured on the north and east elevations. Bay doors serving as the entrance and exit points from the vehicle wash are located on the east and west elevations. The building will be painted in neutral, earth tone colors.

Floor Plans

The plans depict proposed vehicle rental, maintenance, and wash facilities measuring 16,539 square feet. The portion of the building containing the maintenance facility consists of 10 service bays, while the vehicle wash is located along the southern portion of the building. The facility also contains offices, restrooms, a breakroom, storage closets, and parts storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed uses are appropriate for the following reasons: 1) Warm Springs Road is a 100 foot right-of-way designed to handle commercial traffic; 2) the site is located near other intense commercial uses including immediately to the west of the site is the Las Vegas South Premium Outlets Mall; 3) immediately to the north of the site at the Warm Springs Road and Haven Street alignment is the McCarran Rent-A-Car Center; 4) it is beneficial to have the vehicle maintenance, vehicle wash, and vehicle rental in close proximity to the McCarran Rent-A-Car facility; and 5) the primary function of the vehicle maintenance and vehicle wash is to assist in the maintenance of Enterprise's passenger rental vehicles located at the McCarran Airport Car Rental Facility across the street from the site.

Along the north (facing Warm Springs Road) elevation and the west (facing Haven Street) elevation, there are service bay doors. Although the service bay doors face towards the Warm Springs Road and Haven Street right-of-way, respectively, the bay doors will be facing towards other intense commercial uses (McCarran Rent-A-Car Center to the north and the Las Vegas

South Premium Outlets Mall to the west). Additionally, the landscaping along Warm Springs Road and Haven Street will help mitigate and buffer the view of the bay doors from the right-of-way. Both the vehicle maintenance and vehicle wash uses are required to be 200 feet from any residential use. To the south of the site is an existing R-2 zoned residential development. Although the proposed building is approximately 53 feet from the residential uses, the maintenance and wash uses are interior. Due to the depth of the truck parking spaces (ranging between 38 feet and 40 feet in length), the applicant is seeking to remove the landscape islands to provide for easier turning movements into the parking spaces. Although the interior landscaping parking islands are not provided, the east and north perimeter of the site, adjacent to the right-of-way, is fully landscaped. Additionally, the applicant is proposing along the east property line 2 inch rock mulch. The reason for the waiver request is because the east property line is adjacent to undeveloped C-1 property and the applicant needs additional area for vehicle staging. The vehicle stacking spaces located on the east portion of the site and the vehicle stacking spaces located on the west portion of the site are visible from Warm Springs Road and Haven Street right-of-ways, respectively. However, to help mitigate and obscure the view of the vehicles from the public right-of-way, the perimeter of the site will be fully landscaped. The proposed throat depth along Warm Spring Road is 25 feet while the depth of the project site is 244 feet. Since the site is shallow and in order to accommodate the required parking and the proposed building, the applicant is requesting to reduce the throat depth. The proposed throat depth is 35 feet on the existing side and 55 feet on the entrance side of the driveway along Haven Street. There will be no on-site cross-traffic as the driveway is located as far south on the site as possible.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900506	Drive-thru in conjunction with a cannabis establishment	Approved by ZA	December 2020
UC-20-0288	Cannabis establishment (retail store)	Approved by BCC	August 2020
ADR-19-900698	Retail building on the same portion of the parcel as the subject application	Approved by ZA	October 2019
TM-19-500171	One lot commercial subdivision	Approved by PC	October 2019
ZC-0176-08	Reclassified from R-E to C-1 zoning for a shopping center	Approved by BCC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	McCarran Airport car rental facility
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Commercial Neighborhood	C-1	Undeveloped
West	Commercial Tourist	H-1	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permit #1

Commercial Policy 67 of the Comprehensive Master Plan states that through site planning and building design, ensure that commercial developments are compatible with abutting uses. Appropriate buffers, setbacks, drought tolerant landscaping, building height, and materials should be considered and integrated into commercial developments. Furthermore, Commercial Policy 62 of the Comprehensive Master Plan encourages intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family uses. An intense landscape buffer, in conjunction with an existing 6 foot high decorative block wall is located along the south property line, adjacent to the existing single family residential development. The intense landscape buffer should mitigate any impacts the vehicle rental facility may have on the adjacent residential use. Staff finds the vehicle rental use is appropriate at this location, and is compatible with the existing vehicle rental facility to the north, and the commercial uses to the east and west; therefore, staff recommends approval.

Use Permits #2, #3, and Waiver of Development Standards #2

Staff finds the intense landscape buffer and the existing 6 foot high block wall, along the south property line of the project site, provide some mitigation between the proposed vehicle maintenance and wash facilities and the single family residential development to the south. Although there is 58 feet of separation between the nearest single family residence and the vehicle maintenance and wash facility, staff is concerned with the overall reduction to the separation distance between the building and the residential use. Staff finds the noises associated with the vehicle maintenance and wash facility may potentially impact the adjacent residential use.

The purpose and intent of the residential separation requirement is to ensure residential uses are not negatively affected or impacted by vehicle maintenance and wash facilities. While several mitigating measures have been provided to lessen the impact the facilities may potentially have on the existing single family residential development to the south, staff cannot support such a drastic reduction to the minimum separation requirement of 200 feet.

Waivers of Development Standards

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

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Staff finds that allowing the service bay door of the vehicle maintenance facility to face Warm Springs Road should have minimal to no impact on the land use to north of the site, which consists of an existing vehicle rental facility. Staff also finds that allowing the service bay door of the vehicle wash to face Haven Street should have minimal to no impact on the shopping center to the west. However, since staff is not supporting use permits #2 and #3, and the design reviews, staff recommends denial of the waiver request.

Waiver of Development Standards #3

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. The required street landscaping is provided along Warm Springs Road and Haven Street, and additional landscaping in the form of an intense landscape buffer is provided along the south property line. Several landscaping fingers and islands have been provided immediately to the north and west of the building. Staff finds the proposed interior and perimeter site landscaping should provide some mitigation to the reduced parking lot landscaping. However, since staff is not supporting use permits #2 and #3, and the design reviews for the project, staff cannot support this request.

Waiver of Development Standards #4

Staff finds there should be minimal to no impact to the surrounding land uses by allowing the outside storage/display of the vehicle rentals to face Warm Springs Road and Haven Street. There is an existing vehicle rental facility to the north of Warm Springs Road, and an existing shopping center to the west of Haven Street. However, since staff is not supporting the use permits for the vehicle maintenance and wash facilities and the design reviews, staff cannot support the waiver request.

Design Reviews

Staff finds that the proposed project complies with Commercial Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public. The proposed building consists of varying rooflines and includes decorative features, such as metal awnings and stone veneer at the base of the buildings. Staff also finds the proposed height of the building, which varies between 20 feet to 28 feet, is properly transitioned from the single family residences to the south that are 2 stories in height. However, the vehicle maintenance and wash uses are integrated into the overall design of the building, and since staff is not supporting use permits #2 and #3, staff cannot support the design reviews. Staff is concerned the close proximity of the maintenance and wash facilities, and the noises associated with the uses, may impact the residential use to the south; therefore, staff recommends denial.

Public Works - Development Review

Waiver of Development Standards #5

The applicant worked with staff to remove parking spaces adjacent to both commercial driveways, which provides more room for vehicles to safely exit the right-of-way. Therefore, staff has no objection to the reduction in the throat depths.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.130 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval of use permit #1 and waiver of development standards #5; Denial of use permits #2 and #3, waivers of development standards #1 through #4, and the design reviews.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Department of Aviation

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

Building Department - Fire Prevention

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0273-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: ENTERPRISE LEASING COMPANY - WEST, LLC

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



LAND USE APPLICATION

4A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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 (ARX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>111-21-032B</u> DATE FILED: <u>6/29/21</u> PLANNER ASSIGNED: <u>MWD</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/29/21 6:00</u> PC MEETING DATE: <u>8/17/21 @ 7:00</u> BCC MEETING DATE: _____ FEE: <u>\$1,825.00</u> REF. ZC-0176-08
	PROPERTY OWNER NAME: <u>CCC, LLC</u> ADDRESS: <u>2304 Losee Rd</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89030</u> TELEPHONE: <u>702-500-0000</u> CELL: <u>702-500-0000</u> E-MAIL: <u>na</u>
	APPLICANT NAME: <u>Enterprise Leasing Company - West LLC.</u> ADDRESS: <u>6855 Bermuda Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.597.4587</u> CELL: _____ E-MAIL: <u>michael.peters@ehl.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>KaempferCrowell - Bob Gronauer</u> ADDRESS: <u>1880 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702.792.7048</u> CELL: <u>702.792.7000</u> E-MAIL: <u>apierce@kcrvlaw.com</u> REF CONTACT ID #: <u>184674</u>

ASSESSOR'S PARCEL NUMBER(S): 177-09-115-003

PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs and Haven

PROJECT DESCRIPTION: Use Permit, Design Review and Waiver for a maintenance facility

I, We, the undersigned owner and say that I am, We are the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to 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.

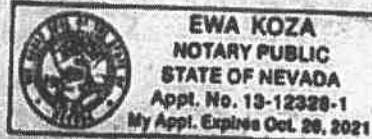
Property Owner (Signature)*

Vic Nozick
Property Owner (Print)

STATE OF NV
COUNTY OF Clark

SWORN AND FORN BEFORE ME ON April 17, 2021 (DATE)

By Vic Nozick
NOTARY PUBLIC: Ewa Koza



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

Rev. 1/12/21



ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@tcnylaw.com
702.693.4215

June 4, 2021

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

RENO OFFICE
20 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3909
Fax: 775.327.2011

CARBON CITY OFFICE
510 West Fourth Street
Carbon City, NV 89743
Tel: 775.864.8300
Fax: 775.862.0267

June 4, 2021

VIA UPLOAD

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

**PLANNER
COPY**

Re: Justification Letter – Design Review and Special Use Permits to Allow (1) Vehicle Maintenance Facility, (2) Vehicle Wash, and (3) Vehicle Rental (Not Vehicle Sales) and Waiver of Development Standards to (1) Allow Service Bay Doors to Face a Street, (2) Reduce Separation to a Residential Use, (3) Remove Required Landscape Islands and Provide Alternative Landscaping Along East Property Line, (4) Allow Outside Storage/Display Visible from the Right-of-Way, and (5) Reduce Throat Depth APNs: 177-09-115-003 (SEC of Warm Springs Road and Haven Street)

To Whom It May Concern:

Please be advised our office represents Enterprise Holdings (the “Applicant”). The Applicant is proposing to develop an Enterprise vehicle maintenance/wash/rental facility on vacant property generally located at the southeast corner of Warm Springs Road and Haven Street, more particularly described as APN: 177-09-115-003 (the “Site”). In addition to the design review for the proposed 16,539 square foot building, the Applicant is requesting special use permits to allow for vehicle maintenance, vehicle wash, and vehicle rentals (not the sale of vehicles) on the Site along with waiver of development standards.

Design Review:

The Applicant is proposing to develop a 16,539 square foot building on the Site. The Site is approximately 2.65 acres and is zoned C-1. The proposed building is one (1) story with heights ranging between 20’ and 28’. The building will include a lobby area, offices, storage areas, and 10 vehicle maintenance bays. The proposed building elevation will have added architectural enhancements such as stone veneer, metal awning canopies, two toned stucco finishes, and a varying height roof line to break up the massing of the building.

The Site is assessable from Haven Street and Warm Springs Road. The Applicant is proposing 24 parking stalls for truck rentals with 9 parking stall along the Haven Street frontage and 15 parking stalls east of the building. The truck rentals are not “Commercial Vehicles” as defined by Title 30 as (1) the gross weight for a single vehicle or combination of motor vehicles is less 26,000 pounds, (2) no single truck or trailer is weighs more than 10,000 pounds, (3) no

vehicle is designed to transport 16 or more passengers, including the driver, and (4) no vehicle require a hazardous material placard. Attached to the justification letter are a list of the truck vehicles the Applicant is proposing to rent from the Site. Additionally, the Applicant is proposing 57 parking spaces for the staging of vehicles east of the building for service.

Special Use Permit Requests:

The Applicant is Enterprise (the vehicle rental company) and is proposing the following uses on the Site: (1) vehicle maintenance, (2) vehicle wash, and (3) vehicle rental (not vehicle sales) of its vehicles. These uses are permitted in a C-1 zoned district subject to special use permit approvals. In addition to the Site's zoning of C-1, the uses are appropriate for the following reasons:

- Warm Springs Road is a 100' ROW designed to handle commercial traffic.
- The Site is located near other intense commercial uses including immediately to the west of the Site is the Las Vegas South Premium Outlets Mall.
- Immediately to the north of the Site at the Warm Springs Road and Haven Street alignment is the McCarran Rent-A-Car Center.
- It is beneficial to have the vehicle maintenance, vehicle wash, and vehicle rental in close proximity to the McCarran Rent-A-Car facility.
- The primary function of the vehicle maintenance and vehicle wash is to assist in the maintenance of Enterprise's passenger rental vehicles located at the McCarran Airport Car Rental Facility across the street from the Site.

Waiver of Development Standards:

**PLANNER
COPY**

The Applicant is requesting the following waivers:

- **Allow Service Bay Doors to Face a Street**

Along the north (facing Warm Springs Road) elevation and the west (facing Haven Street) elevation, there are service bay doors. Although the service bay doors face towards the Warm Springs Road and Haven Street right-of-ways, respectively, the bay doors will be facing towards other intense commercial uses (McCarran Rent-A-Car Center to the north and the Las Vegas South Premium Outlets Mall to the west). Additionally, the landscaping along Warm Springs Road and Haven Street will help mitigate and buffer the view of the bay doors from the rights-of-way.

- **Reduce Separation to a Residential Use**

Both the vehicle maintenance and vehicle wash uses are required to be 200' from any residential use. Here, to the south of the Site is an existing R-2 residential development.

Although the proposed building is approximately 53' from the residential uses, the maintenance and wash uses are interior.

- **Remove Required Landscape Islands and Provide Alternative Landscaping Along East Property Line**

Due to the depth of the truck parking spaces (ranging between 38' and 40' in length), the Applicant is seeking to remove the landscape islands to provide for easier turning movements in to the parking spaces. Although the interior landscaping parking islands are not provided, the east and north perimeter of the Site, adjacent to the right-of-ways, is fully landscaped. Additionally, the Applicant is proposing along the east property line 2" rock mulch. The reason for the waiver request is because (1) the east property line is adjacent to undeveloped C-1 property and (2) the Applicant needs additional area for the vehicle staging.

- **Allow Outside Storage/Display Visible from the Right-of-Way**

The vehicle stacking spaces located on the east portion of the Site and the vehicle stacking spaces located on the west portion of the Site are visible from Warm Springs Road and Haven Street right-of-ways, respectively. However, to help mitigate and obscure the view of the vehicles from the public right-of-way, the perimeter of the Site will be fully landscaped.

- **Reduce Throat Depth**

Since there are two entrances to the Site, the required throat depth for each entrance is 75'. The Applicant is seeking to reduce the following throat depths:

- Warm Springs Road – The proposed throat depth is 25'. The Site's total depth is only approximately 244'. Since the Site is shallow and in order to accommodate the required parking and the proposed building, the Applicant is requesting to reduce the throat depth.
- Haven Street – The proposed throat depth is 35' on the exiting side of the driveway and 55' on the entrance side of the driveway. There will be no on-site cross-traffic as driveway is located as far south on the Site as possible.

PLANNER
COPY



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

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Anthony J. Celeste

AJC

PLANNER
COPY

08/18/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

DURANGO DR/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0376-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Ford Avenue and between Durango Drive and Tomsik Street within Enterprise (description on file). JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:
176-16-401-025

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of an existing 33 foot wide government patent easements. The existing easements are located along the eastern and northern parcel lines. The request from the applicant states that these easements are no longer needed for the development of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0456	Convenience store, gasoline station, packaged liquor sales, reduced separation for a proposed convenience store to a residential use, reduced separation for a proposed gasoline station to a residential use, waiver for driveway geometrics, design review for a convenience store with gasoline station, and retail/restaurant with drive-thru	Approved by BCC	February 2021
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

Prior Land Use Requests

Application Number	Request	Action	Date
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	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
DR-21-0375	A design review for increased finish grade is a companion item on this agenda.
TM-21-500116	A tentative map for a 1 lot commercial 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 easements are not necessary for site, drainage, or roadway development.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

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

Public Works - Development Review

- 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 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.

Building Department - Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST &
DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST

CONTACT: JULIA IZZOLO, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE,
SUITE 450, LAS VEGAS, NV 89135



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0376</u>	DATE FILED: <u>7/14/21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>8/11/21</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>9/8/21</u>	
		FEE: <u>\$ 875</u>	

PROPERTY OWNER	NAME: <u>Durango Plaza Holdings Revocable Living Trust</u>
	ADDRESS: <u>14 Sugarberry LN</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: <u>702-371-9645</u>
	E-MAIL: <u>Henry_advance@yahoo.com</u>

APPLICANT	NAME: <u>Durango Plaza Holdings Revocable Living Trust</u>
	ADDRESS: <u>14 Sugarberry LN</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: <u>702-371-9645</u>
	E-MAIL: <u>Henry_advance@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Zenith Engineering - Julia Izzolo, PE</u>
	ADDRESS: <u>1980 Festival Plaza Drive Suite 450</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-835-3496</u> CELL: <u>702-835-3496</u>
	E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-16-401-025

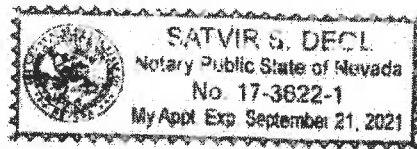
PROPERTY ADDRESS and/or CROSS STREETS: Durango and Pebble

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)*

Hamid Moradi, trustee
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON APRIL, 24, 2021 (DATE)
By Hamid Moradi
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.



March 31, 2021

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

Re: Durango and Pebble, Zenith Project No. 2011006
Patent Easement Vacation Justification Letter

Dear Sir or Madam:


Zenith Engineering has been retained by A & A, LLC to file a vacation application to vacate an existing Patent Easement associated with property located on the northeast corner of Durango Drive and Pebble Road (Assessor's Parcel Number 176-16-401-025).

We respectfully request to vacate the existing patent easement that is no longer needed in order to further develop the property.

Please feel free to contact me with any questions or comments at (702) 835-3496. Thank you.

Sincerely,

ZENITH ENGINEERING



Julia Izzolo, PE
Principal

08/18/21 BCC AGENDA SHEET

CONVENIENCE STORE
(TITLE 30)

DURANGO DR/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0375-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:

DESIGN REVIEW for finished grade for a proposed convenience store 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/sd/jo (For possible action)

RELATED INFORMATION:

APN:

176-16-401-025

DESIGN REVIEW:

Increase finished grade to 54 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (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 and 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 Plan

The approved plan depicts a 2.5 acre parcel with a proposed 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 use 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. To the 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

The 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 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 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.

Applicant's Justification

The applicant states the need to increase finished grade is to accommodate future drainage flow. The site currently slopes from east to west, away from Durango Drive. To meet the 2D flood

criterion of setting the finished floor of the buildings above the top of curb elevation at the adjacent streets, it is necessary to raise the grade a maximum of 4 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0456	Convenience store, gasoline station, packaged liquor sales, reduced separation for a proposed convenience store to a residential use, reduced separation for a proposed gasoline station to a residential use, waiver for driveway geometrics, design review for a convenience store with gasoline station, and retail/restaurant with drive-thru	Approved by BCC	February 2021
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	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
VS-21-0376	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-21-500146	A tentative map for a 1 lot commercial 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

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.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that 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.

Building Department - Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

**APPLICANT: DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST &
DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST
CONTACT: JULIA IZZOLO, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE,
SUITE 450, LAS VEGAS, NV 89135**

DRAFT



LAND USE APPLICATION

6A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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>DR-21-0375</u> DATE FILED: <u>7/14/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8/11/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-18-21 (9-8-21)</u> FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Durango Plaza Holdings Revocable Living Trust</u> ADDRESS: <u>14 Sugarberry Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: <u>702-371-9645</u> E-MAIL: <u>henry_advance@yahoo.com</u>
	APPLICANT NAME: <u>Durango Plaza Holdings Revocable Living Trust</u> ADDRESS: <u>14 Sugarberry Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: <u>702-371-9645</u> E-MAIL: <u>henry_advance@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Zenith Engineering - Julia Izzolo</u> ADDRESS: <u>1980 Festival Plaza Drive Suite 450</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-835-3496</u> CELL: _____ E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-16-401-025

PROPERTY ADDRESS and/or CROSS STREETS: Durango and Pebble

PROJECT DESCRIPTION: Restaurant and C-Store with Fuel Pumps

(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.

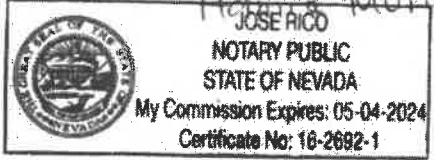
[Signature]
Property Owner (Signature)*

Durango Plaza Holdings Rev. Living Trust
Property Owner (Print)
Hamid Moradi, Trustee

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 04/30/2021 (DATE)

By Hamid Moradi
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

526 20-19456



May 26, 2021

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

DR-21-0375

**Re: Durango and Pebble, Zenith Project No. 201006
Design Review for Excess Fill Justification Letter**

Dear Sir or Madam:

Zenith Engineering has been retained by A & A, LLC to file a design review application for excess fill associated with property located on the northeast corner of Durango Drive and Pebble Road (Assessor's Parcel Number 176-16-401-025).

This site has been approved for a 4,088 square foot Convenience Store and a 6,110 square foot retail/restaurant building under a previous application (UC-20-0456).

The site currently slopes from east to west, away from Durango Drive. In order to meet the 2D flood criterion of setting the finished floor of the buildings above the top of curb elevation at the adjacent streets, it is necessary to raise the grade a maximum of 4-feet.

We respectfully request for approval to increase the grade of the site by more than 18-inches in order to flood protect each building.

Please feel free to contact me with any questions or comments at (702) 835-3496. Thank you.

Sincerely,

ZENITH ENGINEERING

A handwritten signature in black ink that reads 'Julia Izzolo'.

Julia Izzolo, PE
Principal

08/18/21 BCC AGENDA SHEET

DURANGO & PEBBLE
(TITLE 30)

PEBBLE RD/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500116-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:

TENTATIVE MAP consisting of 1 commercial lot 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/sd/jo (For possible action)

RELATED INFORMATION:

APN:

176-16-401-025

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (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 and 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

The approved plan depicts a 2.5 acre parcel with a proposed convenience store with gasoline station, retail space, and restaurant with drive-thru. A 4,610 square foot retail and restaurant building is located on the northern portion of the site. To the 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.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0456	Convenience store, gasoline station, packaged liquor sales, reduced separation for a proposed convenience store to a residential use, reduced separation for a proposed gasoline station to a residential use, waiver for driveway geometrics, design review for a convenience store with gasoline station, and retail/restaurant with drive-thru	Approved by BCC	February 2021
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	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
DR-21-0375	A design review for increased finish grade is a companion item on this agenda.
VS-21-0376	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST &
DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST
CONTACT: JULIA IZZOLO, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE,
SUITE 450, LAS VEGAS, NV 89135



TENTATIVE MAP APPLICATION 7A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500116</u> DATE FILED: <u>7/14/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SWN</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8/11/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-18-21 (9-8-21)</u> FEE: <u>\$ 750</u>

PROPERTY OWNER	NAME: <u>Durango Plaza Holdings Revocable Living Trust</u>
	ADDRESS: <u>14 Sugarberry LN</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: <u>702-371-9645</u>
	E-MAIL: <u>Henry_advance@yahoo.com</u>

APPLICANT	NAME: <u>Durango Plaza Holdings Revocable Living Trust</u>
	ADDRESS: <u>14 Sugarberry LN</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: <u>702-371-9645</u>
	E-MAIL: <u>Henry_advance@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Zenith Engineering - Julia Izzolo, PE</u>
	ADDRESS: <u>1980 Festival Plaza Drive Suite 450</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-835-3496</u> CELL: <u>702-835-3496</u>
	E-MAIL: <u>julia@zenith-iv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-16-401-025

PROPERTY ADDRESS and/or CROSS STREETS: Durango and Pebble

TENTATIVE MAP NAME: Durango and Pebble

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)*	<u>Hamid Moradi, trustee</u> Property Owner (Print)
STATE OF <u>NV</u>	
COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>APRIL 24, 2021</u> (DATE)	
By <u>Hamid Moradi</u>	
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.



March 31, 2021

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

T-4-01-500116

**Re: Durango and Pebble, Zenith Project No. 201006
Tentative Map Hold Letter**

Dear Sir or Madam:


Zenith Engineering has been retained by A & A, LLC to file a Tentative Map application to for a one-lot Commercial Subdivision associated with property located on the northeast corner of Durango Drive and Pebble Road (Assessor's Parcel Number 176-16-401-025).

Being submitted with the Tentative Map application is a companion item (Patent Easement Vacation). We hereby request to hold the Tentative Map hearing date(s) in order to be heard at the same time as the companion items.

Please feel free to contact me with any questions or comments at (702) 835-3496. Thank you.

Sincerely,

ZENITH ENGINEERING



Julia Izzolo, PE
Principal

08/18/21 BCC AGENDA SHEET

PLACE OF WORSHIP/SCHOOL
(TITLE 30)

PEBBLE RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LY KOREAN:

WAIVER OF CONDITIONS of a use permit to dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1, for a place of worship and school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

176-16-801-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20
- Project Type: Place of worship/school
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35
- Square Feet: 44,129 (place of worship)/31,289 (school)
- Parking Required/Provided: 466/526

Site Plans

The plans depict a place of worship/school facility to be developed in phases. Phase 1 is the scope of this request, while future phases are depicted with general locations and building envelopes for future buildings.

Phase I

The plans depict 2 buildings. The first is a 2 story, 44,129 square foot place of worship (Building A) located on the eastern portion of the site along Buffalo Drive, set back approximately 50 feet from the right-of-way line. The second is a single story, 31,289 square foot nursery/elementary

school located on the southeastern portion of the site along Pebble Road, set back approximately 50 feet from the right-of-way line. The other improvements and site elements in Phase I include the following: 1) off-site improvements designed to rural standards for all rights-of-way along Torino Avenue, Buffalo Drive, Pebble Road, and Warbonnet Way; 2) decomposed granite foot paths, street landscaping, and parking lot landscaping; 3) playgrounds and grass fields located on the western portion of the site; 4) a primary access driveway centrally located along Pebble Road and a service access driveway centrally located along Buffalo Drive; and 5) a parking lot consisting of 526 parking spaces. The parking lot and access are designed to provide extra queuing for dropping-off and picking up students for the school. All of the perimeter streets will be constructed to rural standards.

Future Phases

No specific plans were submitted for the future phases. The site plan depicts the general location and building envelope for 3 additional buildings. Building C for a junior/senior high school, Building D for a chapel, and Building E for a mission center are located on the northern portion of the site along Torino Avenue.

Landscaping

Landscaping that exceeds Code requirements includes decomposed granite foot paths, street landscaping, parking lot landscaping, landscaping adjacent to the proposed buildings, and a grass field located on the western portion of the site will be provided. The conditions of approval, from the previously approved project required a 30 foot landscape buffer along north property line, including 3 foot tall berm/half berm to screen parking lot headlights to residential.

Elevations

Building A is a 2 story building with a varied roofline 25 feet in height and Building B is a single story building with a varied roofline 20 feet in height. Both buildings have similar facades including block walls, semi-smooth stucco systems, aluminum storefront window and door treatments, and metal canopies.

Floor Plans

Building A is a 2 story, 44,129 square foot place of worship/administration building with a worship center, gym, kitchen, bookstore/café, offices, restrooms, and other accessory uses. Building B is a single story, 31,289 square foot, nursery/elementary school with classrooms, multi-purpose rooms, restrooms, and other accessory uses.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0705-17:

Current Planning

- Design review as a public hearing on any significant change to the plans and future phases; 8 foot wide meandering sidewalk around perimeter, colored concrete is preferred over standard grey;
- 30 foot landscape buffer along north property line, including 3 foot tall berm/half berm to screen parking lot headlights to residential;
- 40 foot building set back to 1 story (20 foot maximum height) building elements;

- 50 foot building set back to 2 stories (25 foot maximum height) building elements;
- No buildings west of Miller Lane alignment;
- 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; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- No driveway to serve loading only area off of Buffalo Drive;
- Right-of-way dedication to include 50 feet for Buffalo Drive, 50 feet for Pebble Road, 30 feet for Torino Avenue, 30 feet for Warbonnet Way and associated spandrels;
- If full off-sites are constructed, right-of-way dedication to be adjusted to back of curb;
- Dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1;
- Full off-site improvements along Buffalo Drive and Pebble Road;
- Full off-site improvements without streetlights along Warbonnet Way and Torino Avenue.

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@clearwaterteam.com and reference POC Tracking #0330-2018 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request

Applicant's Justification

The applicant indicates that since the time of the original approval, a residential project has been proposed on the northeast corner of Buffalo Drive and Pebble Road. This project was approved, having the typical 50 foot right-of-way on both Buffalo Drive and Pebble Road. The applicant has coordinated with Public Works Development Review staff on this request.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-20-900455 (UC-0705-17)	Extension of time for Place of worship and proposed school	Approved by ZA	October 2020

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0705-17	Place of worship and proposed school- expired	Approved by BCC	October 2018
UC-0246-16	Place of worship - expired	Held No Date	May 2016
UC-0080-13	Place of worship - expired	Held No Date	April 2013
VAPE-0684-11	Administrative vacation and abandonment of patent easements	Approved by ZA	June 2011

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

Staff has no objection to the request to waive the dedication of additional right-of-way for dual left turn lanes. The extra dedications were not acquired from other properties at this intersection, so the additional right-of-way would not be able to serve its purpose.

Staff Recommendation Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JEREMY MCCAY

**CONTACT: JEREMY MCCAY, MCCAY ENGINEERING, 11700 W. CHARLESTON
BOULEVARD, SUITE 170-298, LAS VEGAS, NV 89135**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

8A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

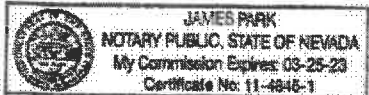
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (N2C) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) UC-0705-17 (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>NC-21-400106</u> DATE FILED: <u>6/29/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7/28/21</u> PC MEETING DATE: _____ <u>6:00pm</u> BCC MEETING DATE: <u>8/18/21</u> FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>Full Gospel Las Vegas Church</u> ADDRESS: <u>1580 Bledsoe Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-453-1223</u> CELL: _____ E-MAIL: <u>spgdavidkm@hotmail.com</u>
	APPLICANT NAME: <u>McCay Engineering</u> ADDRESS: <u>11700 W. Charleston Blvd., Suite 170-298</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-860-3897</u> CELL: <u>702-860-3897</u> E-MAIL: <u>jmccay@centurylink.net</u> REF CONTACT ID #: <u>129174</u>
CORRESPONDENT NAME: <u>McCay Engineering</u> ADDRESS: <u>11700 W. Charleston Blvd., Suite 170-298</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-860-3897</u> CELL: <u>702-860-3897</u> E-MAIL: <u>jmccay@centurylink.net</u> REF CONTACT ID #: <u>129174</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-16-001-017
 PROPERTY ADDRESS and/or CROSS STREETS: NWC Buffalo & Pebble
 PROJECT DESCRIPTION: Place of Worship w/ associated School

(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)
 Joshua Kang
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 1, 2021 (DATE)
 by JOSHUA KANG
 NOTARY PUBLIC: JAMES PARK





11700 W. CHARLESTON BLVD.
SUITE #170-298
LAS VEGAS, NV 89135
JMcCay@CENTURYLINK.NET
(702) 860-3897

Date: May 15, 2021

WC-21-400106

PLANNER
COPY

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89106

RE: Application for Waiver of Development Standards
Full Gospel Las Vegas Church
Notice of Final Action #UC-17-0705

To whom it may concern,

I am writing in conjunction with Full Gospel Las Vegas Church in support of an application for a Waiver of Conditions on parcel #176-16-801-017, which is located on the northwest corner of Buffalo and Pebble.

Public Works – Development Review condition under UC-17-0705 requires “Dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1”. Since the time the original conditions were developed, a residential project has been proposed on the northeast corner of Buffalo and Pebble (PW20-10358). This project was approved having the typical 50’ right-of-way on both Buffalo and Pebble. I have coordinated with Development Review staff, and they are in support of this request to remove the requirement for the additional dedication as per standard drawing 245.1.

Therefore we formally request the condition to dedicate additional right-of-way as per standard drawing 245.1.

Thank you very much for your time and consideration. If you have any questions or comments, feel free to contact me at our office.

Best wishes,

Jeremy S. McCay, P.E.
Principal

08/18/21 BCC AGENDA SHEET

SINGLE FAMILY ATTACHED/
RESIDENTIAL SUBDIVISION
(TITLE 30)

GOMER RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0355-SILVER HINSON, LLC & GRAND GOMER, LLC:

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

USE PERMIT for a planned unit development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) landscaping; 3) alternative private street sections; 4) reduce back of curb radius; 5) reduce driveway side setbacks; and 6) reduce street intersection off-set.

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

Generally located on the north side of Gomer Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/tjd (For possible action)

RELATED INFORMATION:

APN:

176-19-401-009; 176-19-401-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the minimum setback for residential units from any street, drive aisle, sidewalk, and curb to zero feet where 10 feet is required per Section 30.24.080 (a 100% reduction).
2. Reduce landscaping to a less intense use where Figure 30.64-11 is required.
3.
 - a. Reduce private street width to 30 feet where 37 feet is required per Uniform Standard Drawing 210.S1 (a 19% reduction).
 - b. Reduce private street drivable surface width to 26 feet where 36 feet is required per Uniform Standard Drawing 210.S1 (a 28% reduction).
 - c. Allow private streets with flush curbs, zero inch curbs, and inverted crowns where not allowed per Uniform Standard Drawing 210.S1.
4. Reduce back of curb radius to 3 feet where 20 feet is required per Uniform Standard Drawing 201 (an 85% reduction).
5.
 - a. Reduce the driveway setback from side property lines to 2 feet where 6 feet is required per Uniform Standard Drawing 222 (a 67% reduction).
 - b. Reduce the driveway setback from back of curb return to 3 feet where 12 feet is required per Uniform Standard Drawing 222 (a 75% reduction).
6. Reduce the street intersection off-set to 82 feet where 125 feet is required per Section 30.52.052 (a 34% reduction).

DESIGN REVIEWS:

1. Single family attached (townhouse) residential subdivision.
2. Increase finished grade to 42 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 133% increase).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 70
- Density (du/ac): 14
- Minimum/Maximum Lot Size (square feet): 1,202/1,249
- Project Type: Single family attached (townhouse) residential subdivision
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 1,319/1,344/1,417/1,437
- Open Space Required/Provided: 17,609/35,043
- Parking Required/Provided: 182/184

Site Plans

The plans depict a 70 lot single family attached (townhouse) residential subdivision with access from Gomer Road on the south side of the site. Internal private street layout is circular with several stub streets, and the streets are 30 feet wide with 26 feet of drivable surface. Several waivers of development standards are necessary for reducing private street width, reducing the drivable surfaces, and allowing flush curbs, zero inch curbs, and inverted crowns. Waivers of development standards are also necessary to reduce the back of curb radii, reduce driveway setbacks from the side property line, and reduce driveway setbacks from back of curb returns. In addition, a waiver of development standards is necessary to reduce the street intersection off-set between Gomer Road and internal Street B, which is located at the entrance to the subdivision.

Each townhouse includes a 2 car garage, and additional parking spaces are located along the north property line. Alternative setbacks can be established with the Planned Unit Development, except a waiver of development standards is necessary to eliminate the setback for residential units from any street, drive aisle, sidewalk, and curb. The plans depict the following setbacks (in feet):

- Front: 0
- Rear (garage): 5
- Interior side: 0
- Corner side: 0

Landscaping

Landscaping along Gomer Road and Grand Canyon Drive include 15 foot wide landscape strips with a 5 foot wide detached sidewalk. A 6 foot high screen wall will be located behind the street landscaping, and an additional 6 foot wide landscape strip with a 4 foot wide walkway are located on the internal side of the perimeter wall. A pedestrian access gate is provided to Grand Canyon Drive.

On the west side of the site, landscaping consists of a 6 foot wide landscape strip with a 4 foot wide walkway. On the north side of the site, landscaping only includes parking lot landscape fingers spaced every 6 parking spaces, which necessitates a waiver of development standards to not provide a minimum 5 foot 6 inch wide landscape strip with 1 tree every 20 feet. Additional landscaping is provided around the base of the townhouses and between the buildings.

Elevations

The townhome community will include an assortment of 3 plexes and 4 plexes, all of which are rear loaded models that front the interior private streets. Three distinct architectural styles are proposed for each complex, which includes painted stucco with contrasting color schemes, offset surface planes for visual depth, and concrete roof tiles. Each model is 2 stories and extends up to 26 feet in height.

Floor Plans

All the floor plans range in total area from 1,319 square feet to 1,437 square feet.

Signage

A 5 foot high, 13 foot wide monument sign is shown near the entrance to the townhouse development. Materials will include stainless steel backlit letters over a stone veneer.

Applicant's Justification

According to the applicant, the proposed development will provide lower and middle income workforce housing opportunities. The zone change conforms to the planned land uses designated for this site in the Enterprise Land Use Plan. Additionally, the waivers of development standards are necessary and will not create any negative impacts. For example, the reduced setback for residential units to any street, drive aisle, sidewalk, or curb, is conservatively requested to account for the reduced internal setbacks to the sidewalks, but the setbacks will vary across the site. Regarding the reduced landscaping, the applicant states that the proposed perimeter landscaping on the north and west sides of the site will provide an adequate buffer between the townhomes and the future adjacent residential subdivisions.

Several waivers of development standards are necessary for street and driveway improvements, and the applicant also indicates that these will not create any negative impacts. For example, the proposed reduced width of the private streets is the minimum width that the utility agencies are willing to accept maintenance authority over, the street widths will still convey all the necessary stormwater, and fire apparatus will still be able to access the roadways. Also, the inverted crown design for the internal private streets will increase the drainage capacity of the streets, and the flush curb/zero inch curb is provided in front of the residential units to increase the drivable surface width.

Additional waivers of development standards are necessary for reduced curb radii, reduced driveway setbacks, and reduced intersection off-set. The reduced curb radii are located along the stub streets at the ends of the private roadways. The applicant indicates that the fire apparatus access road does not interfere with these road stub outs, and the reduced curb radii will encourage reduced vehicular speed to promote pedestrian safety. Regarding the reduced driveway setbacks, the applicant indicates that the compact design of the attached housing product will not allow a 6 foot minimum setback for driveways from side property lines nor 12 feet from the back of curb return. Lastly, no queuing issues are anticipated from the reduced street intersection off-set at the entrance to the subdivision since the project is not gated.

Finally, increasing the finished grade is necessary along the eastern and northern boundaries to direct storm water run-off around the habitable structures, provide adequate floor protection, and to provide sufficient fall across the development for the proposed sewer connection in Gomer Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-2	Undeveloped - approved single family residential
South	Open Land (open space/grazing/vacant land residential) (up to 1 du/10 ac)	R-2	Undeveloped
East & West	Residential Medium Density (3 to 14 du/ac)	R-2	Single family residential

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

Related Applications

Application Number	Request
TM-21-500112	A tentative map for a single family attached (townhouse) residential subdivision is a companion item on this agenda.
VS-21-0356	A vacation and abandonment of government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

The conforming zone boundary amendment is within the range of residential densities anticipated for this site by the Enterprise Land Use Plan. Approved R-2 zoned single family residential subdivisions are under construction on the east and west sides of this site, and an R-2 zoned single family residential subdivision is approved north of this site. While RUD zoning

will allow a density up to 14 dwelling units per acre, this density is compatible with the adjacent R-2 zoning, which allows up to 8 dwelling units per acre. As a result, the proposed RUD zoning district is compatible with the adjacent existing and planned land uses, and staff can support the 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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Townhomes provide an additional living option, which is consistent with Land Use Goal 7 in the Comprehensive Master Plan that encourages housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. Also, the location of this attached single family development will provide alternatives to the surrounding detached single family subdivisions, and it will not create any undue adverse effects on adjacent properties. Therefore, staff can support the request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Reducing setback to zero feet within the planned unit development from residential units to the sidewalk is to account for worse case scenarios. Typically, the setbacks will be 5 feet to match the driveway setbacks. Since the reduced setbacks are internal to the site and will mostly be 5 feet, staff does not anticipate any negative visual or safety impacts.

Waiver of Development Standards #2

Eliminating the landscape buffer along most of the north property line should not create any negative impacts since parking spaces are in this area rather than townhomes. As a result, landscaping is not necessary to buffer townhomes from the approved single family subdivision to the north. Additionally, the minimum landscape strip is provided on the east and west sides of the site where sides of townhomes will be adjacent to the northern property line. Lastly, the parking lot landscaping fingers are spaced every 6 parking spaces, and these trees will help soften the transition from the parking spaces to the approved single family subdivision.

Design Review #1

The layout of the subdivision is consistent with Urban Specific Policy 48, which encourages townhomes to be arranged in clusters to provide increased useable open space. Here, the townhomes are separated by walkways and open space between the 3 plex and 4 plex buildings. However, additional open space could be provided with amenities for the residents and a place

for children to play or residents to have a barbeque. Three parking spaces located on the west side of unit 51 and the north side of unit 52 could be removed, and this area could be a place for children to play or some other amenity for residents. The overall site includes 2 additional parking spaces above Title 30 standards. Therefore, 2 parking spaces could be eliminated, and the third parking space from this area could be relocated somewhere else on the site.

Finally, the design of the townhomes is aesthetically pleasing and complies with Title 30 standards, and a pedestrian gate is provided on the east side of the site to access Grand Canyon Drive. With a condition of approval for additional open space, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3a

Staff has no objection to the request to reduce the width of the private streets provided that Fire Prevention approves the request.

Waiver of Development Standards #3b

Staff has no objection to the request to reduce the width of the drivable surface for the private streets provided that Fire Prevention approves the request.

Waiver of Development Standards #3c

Staff has no objection to allowing a flush/zero curb with an inverted crown on the private streets within the proposed subdivision. The applicant must show and provide evidence that this request will not be detrimental to the subdivision.

Waiver of Development Standards #4

Staff has no objection to the request to reduce the back of curb radius on the private streets provided that Fire Prevention approves the request.

Waiver of Development Standards #5a & #5b

Staff has no objection to the reduction in the distance from the driveway to the property line or to the back of curb return. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their garages.

Waiver of Development Standards #6

Staff has no objection to the reduction in the street intersection offset between Gomer Road and Street "B". This request is common with townhouse subdivisions. Additional common elements are provided, improving visibility and reducing conflicts for vehicles entering the site.

Design Review #2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Remove 2 parking spaces and relocate the third parking space located on the west side of unit 51 and the north side of unit 52, and provide additional amenities for residents in this area where the parking spaces were located;
- 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 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 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Gomer Road, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works

from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NICHOLAS STEVEN PORTUGAL

CONTACT: NICHOLAS PORTUGAL, STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE., SUITE 200, LAS VEGAS, NV 89148

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 9A

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 (ZO)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZO)</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 style="padding-left: 20px;"><input checked="" type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (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>ZC-21-0355</u> DATE FILED: <u>7/12/21</u></p> <p>PLANNER ASSIGNED: <u>JCT</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>8/11/21</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>8/18/21</u></p> <p>FEE: <u>\$2,875</u></p>
	PROPERTY OWNER	<p>NAME: <u>SILVER HINSON LLC</u></p> <p>ADDRESS: <u>PO BOX 370042</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89137</u></p> <p>TELEPHONE: <u>702 635-3600</u> CELL: _____</p> <p>E-MAIL: <u>jfstevens@drhorton.com</u></p>
	APPLICANT	<p>NAME: <u>D.R.HORTON / JEFF STEVENS</u></p> <p>ADDRESS: <u>1081 WHITNEY RANCH DRIVE SUITE 141</u></p> <p>CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u></p> <p>TELEPHONE: <u>702-635-3600</u> CELL: _____</p> <p>E-MAIL: <u>jfstevens@drhorton.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>STRIVE ENGINEERING / NICHOLAS PORTUGAL</u></p> <p>ADDRESS: <u>8912 SPANISH RIDGE AVE, SUITE 200</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u></p> <p>TELEPHONE: <u>(702)-718-1788 ext. 103</u> CELL: <u>(702)-468-2190</u></p> <p>E-MAIL: <u>nic.portugal@strivenv.com</u> REF CONTACT ID #: <u>N/A</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-19-401-009 & 013

PROPERTY ADDRESS and/or CROSS STREETS: NWC of GRAND CANYON & GOMER ROAD

PROJECT DESCRIPTION: SINGLE FAMILY ATTACHED 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.

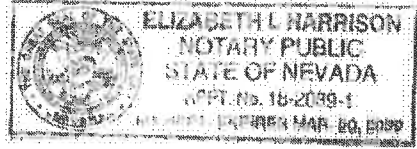
[Signature]
Property Owner (Signature)*

Darivsh Emami
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 15th 2021 (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.

June 25, 2021

Mr. Jared Tasko, AICP, LEED Green Assoc.
Principal Planner
Clark County, Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Subject: Grand Canyon Gomer – Project Description and Justification Letter for Tentative Map, Conforming Zone Change, Special Use Permit, Waiver of Development Standards, Design Review, and Vacation

(70 Units, ±5.0 Gross Acres) – APN(s) 176-19-401-009 & -013

Dear Mr. Tasko,

On behalf of our client, D.R. Horton, we are pleased to present this justification letter for the development of a single-family attached subdivision on ±5.0 gross acres titled **Grand Canyon Gomer**. The site is generally located at the northwest corner (NWC) of Grand Canyon Drive and Gomer Road and is within the jurisdictional limits of Clark County.

Project Description:

The proposed non-gated single-family attached residential development with private streets consists of 70 units on ±5.0 gross acres, associated with a gross density of 14.0 dwelling units per gross acre (DU/ac). The project site is located on two (2) parcels identified by the following Assessor's Parcel Numbers (APN(s)): 176-19-401-009 (Parcel 1, 2.5 gross acres) and 176-19-401-013 (Parcel 2, 2.5 gross acres). In addition, the site is bounded by Grand Canyon Drive (80-foot right-of-way) to the east and Gomer Road (80-foot right-of-way) to the south.

The two (2) parcels encompassing **Grand Canyon Gomer** are currently zoned "R-E" (Rural Estates Residential) and lie within the Enterprise Land Use Plan. Both parcels have a planned land use of "RM" (Residential Medium – 8 DU/ac). West of the site is an existing 83-lot single-family detached residential subdivision by Lewis Investment Company of Nevada, LLC titled "Gomer 10". East of the site is an existing 206-lot subdivision by K.B. Homes titled "Gomer and Chieftain Unit 2". All current zoning and planned land use designations of the surrounding parcels in all cardinal directions are presented in **Table 1** on the following page.

Table 1: Grand Canyon Gomer - Zoning & Planned Land Use Designations of Surrounding Parcels

Cardinal Direction	Zoning	Planned Land Use
North	R-2 (Medium Density Residential – 8 Units Per Acre)	PF (Schools, Churches, & Public Facilities)
South	R-E (Rural Estates Residential – 2 Units Per Acre)	OL (Open Land)
West	R-2 (Medium Density Residential – 8 Units Per Acre)	RM (Residential Medium)
East	R-2 (Medium Density Residential – 8 Units Per Acre)	RM (Residential Medium)

The subdivision will feature an assortment of three (3) and four (4)-unit rear-loaded single-family attached dwellings that front the proposed onsite private streets. Vehicular access is from Gomer Road (80-foot right-of-way), which will serve as the primary entry passage to the non-gated community. The developer is proposing street, landscaping as well as open-space improvements in compliance with Clark County Title 30 Development Code.

The applicant is requesting a Special Use Permit for a Planned Unit Development (PUD) for the establishment of a single-family attached development in RUD zoning per Table 30.44-1. The PUD shall establish the minimum lot area and setbacks for the lots within the proposed development.

To accommodate the proposed residential products, **Table 2** summarizes the minimum, maximum, and average lot area established by the PUD in RUD zoning:

Table 2: Grand Canyon Gomer - RUD Zoning Lot Area Summary for Planned Unit Developments

RUD Zoning: Lot Area Summary	
Minimum	1,202 square feet
Maximum	1,249 square feet
Average	1,228 square feet

Furthermore, the PUD shall establish the following zoning setbacks for the proposed rear-loaded models, presented in **Table 3** on the following page. A "Typical Lot Fit and Setbacks" Exhibit is provided to show the respective setbacks of each product type.

Table 3: Grand Canyon Gomer - RUD Zoning Setbacks for Rear-Loaded Models

RUD Zoning: Rear-Loaded Models		
Zoning Standard	Required Setback (Feet) Per Table 30.40-2 (RUD)	Requested Setback (Feet)
Front	20	0
Rear	15	5
Interior Side	5	0
Corner Side	10	0
Building Separation	N/A	10

Conforming Zone Change:

The applicant requests a conforming zone change from existing "R-E" zoning with a planned land use of "RM" (Residential Medium) to "RUD" (Residential Urban Density District). With the establishment of a Planned Unit Development (PUD) along with the proposed RUD zoning, a gross density of 16 dwelling units per acre (DU/ac) is allowed and the proposed density of 14 DU/ac is permitted.

Special Use Permit for Planned Unit Development (PUD):

The applicant requests a Special Use Permit for a Planned Unit Development (PUD) for the establishment of a single-family attached development in RUD zoning per Table 30.44-1. The PUD provides 35,043 square feet of open space, where 17,609 square feet is required per Title 30.24.070.c(1). In general, five (5) common elements will serve as the primary open space areas for the proposed development, all of which promote safe pedestrian and enhance overall community connectivity. The following list describes all open space common elements, their corresponding areas, and brief descriptions of the features provided.

1. CE-A – 3,855 square feet

- 10-ft wide open space element containing 4-ft wide minimum sidewalk connecting internal units to one another. Assorted trees, bushes and a 6-ft high maximum screen wall provide screening from the adjacent Gomer 10 development west of the site.

2. **CE-C – 6,673 square feet**
 - Sodded community entrance and park with 4-ft wide minimum sidewalk. An assortment of various trees and a 6-ft high maximum screen wall provide shade and screening from adjacent Gomer Road.
3. **CE-D – 5,513 square feet**
 - Sodded community entrance and park with 4-ft wide minimum sidewalk. An assortment of various trees and a 6-ft high maximum screen wall provide shade and screening from adjacent Gomer Road and Grand Canyon Drive.
4. **CE-E – 3,733 square feet**
 - 10-ft wide open space element containing a pedestrian access gate to Grand Canyon Drive and 4-ft wide minimum sidewalk connecting internal units to one another. Assorted trees, bushes, and a 6-ft high maximum screen wall provide screening from adjacent Grand Canyon Drive.
5. **CE-G – 15,268 square feet**
 - Landscaped paseo in the center island providing access to the rear-loaded units with 4-ft wide minimum sidewalk.

The PUD features an assortment of three-plexes and four-plexes, all of which are rear-loaded models that front the interior private streets. Three (3) distinct architectural styles have been proposed for each complex that showcase contrasting color schemes and varying elevations to establish visual depth. The height of the proposed two-story complexes is 26 feet or less. All architectural floor plans range in total area from 1,636 to 1,906 square feet.

Proposed onsite improvements include private streets, curb, and valley gutter. The proposed private streets are 30-ft wide to accommodate fire access and utility design. Residential A-Type curb per Clark County Area Uniform Standard Drawings (CCAUSD) #219 is proposed along sections of the private streets containing parking stalls, while zero-inch flush curb is provided for driveway and garage access. All driveway lengths in the proposed development are 5-ft. The onsite streets are inverted crowns with 3-ft wide valley gutters at centerlines to optimize roadway capacity for drainage conveyance. Please refer to Waiver #3 in the "Waiver of Development Standards" section of this justification letter for a detailed explanation of the stipulations of the proposed onsite street design. The proposed development will not feature a gated entry. Per the "Typical Lot Fit and Setbacks" exhibit, the provided building separation is 10-ft minimum. Due to the existing topography of the site, the PUD proposes 6-ft maximum height screen walls and 3-ft maximum retaining walls along the project perimeter. Maximum wall height shall not exceed 9-ft total, consistent with Title 30.64.050.a(4). An extension of the existing 36" RCP storm drain in Grand Canyon Drive to a proposed drop inlet at the east end of our site is essential to mitigate the impact of stormwater along the east boundary of the site. Onsite landscaping is also provided along the perimeter of the site for screening purposes.

Title 30.24.080.e.1(A) requires two residential parking spaces per unit. This requirement is satisfied through incorporating a combination of enclosed residential garage spaces as well as onsite parking stalls. All seventy (70) units provide enclosed two-car garages accounting for a total of one hundred forty (140) parking spaces. Per Title 30.24.080.e.1(B), one guest stall is required for every five (5) units, therefore fourteen (14) guest parking stalls are required. In addition, one guest space is also required for every five (5) enclosed spaces per Table 30.60-1. This requirement is adequately fulfilled through the provision of forty-four (44) additional parking spaces via onsite parking stalls.

Per Title 30.24.010(b), the establishment of the proposed PUD meets the following objectives:

1. Minimize adverse impacts on surrounding property.

Development of the project site has no adverse impacts on the surrounding properties. The development of the parcel as a residential subdivision is in conformance with the use outlined in the Enterprise Land Use Plan. Additionally, the developer-proposed residential elevations conform with the adjacent properties in terms of density.

2. Provide for the revitalization and/or redevelopment of areas where decline of any type has occurred.

The developer shall perform improvements for roadway, utilities, drainage conveyance and pedestrian circulation, thus repairing any aging or deficient infrastructure adjacent to or within the project site.

3. Encourage infill development that is compatible and harmonious with adjacent uses, both existing and planned.

Development of the subject site fulfills this provision, proposing a residential product on a vacant property bounded by planned residential development in all cardinal directions. The proposed single-family attached subdivision is "compatible and harmonious" with all planned land uses surrounding the project site and the aesthetic of adjacent properties.

4. Provide development that is compatible with the County's goals and objectives and contributes to the general prosperity, health, safety, and welfare of the community.

The PUD establishment protects and promotes the health, safety, morals, and general welfare of the public. While improving the infrastructure to promote greater safety, the proposed PUD and subsequent development also provides lower- and middle-income workforce housing opportunities to an increasing number of cost-burdened households. Additionally, the proposed subdivision enhances the connectivity of the site to the surrounding neighborhood and nearby public facilities.

- 5. Provide consistency with the Plan, this Title, and other applicable plans, policies, standards, and regulations.**

All proposed improvements and residential products for the PUD are in conformance with the Enterprise Land Use Plan, Title 30 Development Code, and other applicable standards unless otherwise elaborated upon in the "Waiver of Development Standards" section of this Justification Letter.

Waiver of Development Standards:

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

- 1. Title 30.24.080.c.1(D) – Residential units shall maintain a minimum 10-foot setback from any street, drive aisle, sidewalk, or curb.**

The minimum setback distance the proposed residential units will maintain from the adjacent streets, drive aisles, and curbs is 0-ft. The setback is set at 0-ft to conservatively account for the structure's setback from adjacent sidewalks and the actual setback distances across the site vary. More often, the setback is 5-ft to match the proposed driveway length on all units. The driveway setback distance is short enough to prevent vehicles from parking on the driveway and blocking the private street. Additionally, the 5-ft driveway setback is suitable for the low speed limit and reduced width of the private streets. The relatively shallow slope across the project site is also suitable, as the 5-ft driveway length is all that is required to provide adequate driveway slopes leading into the garage.

- 2. Title 30.52.030.b(1) and CCAUSD #210.51 – Private streets greater than 150 feet in length that serve more than 1 dwelling unit shall have a minimum width of 37 feet with a minimum 36-foot drivable surface per Clark County Improvement Standards.**

The onsite private streets proposed by the development are a minimum width of 30-ft measured from back of curb (BOC) to back of curb, and for the proposed product, this is an acceptable width in neighboring agencies such as the City of Las Vegas and the City of Henderson. The proposed roadway is the minimum width that the utility agencies are willing to accept maintenance authority over. In addition, the private roadways are of sufficient width and depth to convey all impacting stormwater flow while ensuring the residential buildings are sufficiently flood-protected. The minimum 26-foot-wide drivable surface also complies with Section 503.2.1 of the Clark County Amendments to the 2018 *International Fire Code* by providing a fire apparatus access roadway width of no less than 24-feet wide.

3. Private Street per CCAUSD #210.S1 – Modify standard drawing to allow flush curb and zero-inch curb on either side as well as an inverted crown.

The onsite private streets serve as the primary storm runoff conveyance system for the proposed development. As such, the inverted crown allows for an increase in the roadway drainage capacity while providing adequate utility cover. Flush curb / zero-inch curb is provided in front of all residential units for ease of garage access and to increase the drivable surface width between units to 29-feet. Due to the garages facing one another along the western and southern internal private streets of the site, adequate drivable width is necessary to ensure traffic safety.

4. Minimum Back of Curb Radius per CCAUSD #201 – Modify standard drawing to allow 3-foot minimum back of curb radius where rights-of-way 60-feet or less intersect.

According to CCAUSD #201, where rights-of-way 60-feet or less intersect, a minimum 20-foot back of curb radius must be provided. Along the stubs at the ends of the proposed private roadways, a minimum 10-foot back of curb radius is proposed and is acceptable since the fire apparatus access road does not interfere with these road stub-outs. At all stubbed corners adjacent to parking islands/bays throughout the site, 3-foot back of curb radii are proposed to provide homeowners with greater safety measures by creating a larger setback distance from the drive aisle. In general, smaller back of curb radii are acceptable as they encourage reduced vehicular speed within the development to promote overall pedestrian safety.

5. Minimum Driveway Side Setbacks - 6' from Side Property Line and 12' from Back of Curb Return per CCAUSD #222

The current minimum driveway setback from the side property line is 2.5-ft and has been provided on the "Typical Lot Fit and Setbacks" Exhibit. All driveway side setback distances from the back of curb return have also been labeled to demonstrate that the minimum 12' setback per CCAUSD #222 is not currently being satisfied in all areas of the site. Due to the compact design of the attached housing product, it is not feasible to design the driveways to incorporate a 6-ft minimum setback from the side property line or 12-ft setback from the back of curb return. The changes associated with the site plan and building footprint to conform to these minimum setbacks would diminish the available open space area and parking throughout the site, thereby diminishing the community's overall visual appeal, offerable amenities, and ability to satisfy the minimum onsite parking requirement per Title 30.24.080(e).

6. Figure 30.64-11 – Landscape Buffer Adjacent to a Less Intensive Use

Along the western and northern boundaries of the site, Figure 30.64-11 requires the planting of 24" box evergreen trees where adjacent property is developed. However, landscaping in the form of assorted trees and 6-ft high CMU walls are proposed along the west, south, and east site boundaries, as well as in each of the landscape island fingers for the north side of the site to provide screening and buffering from existing and future planned developments with less intensive uses. The adjacent "Gomer 10" subdivision has a density of 7.99 dwelling units per gross acre, while the vacant parcel to the north has a maximum density of 8 DU/ac per the current zoning of "RM" (Residential Medium). Both adjacent densities are lower than the proposed density of 14 DU/ac for the site.

7. Title 30.52.052(a) – Street intersections shall be off-set a minimum of one hundred twenty-five (125) feet (measured from right-of-way line to right-of-way line).

The intersection offset at the intersection of Street "A" and Gomer Road is provided as 82-feet, measured from right-of-way line to right-of-way line. This intersection offset length is considered acceptable as the proposed development is non-gated and Street "A" meets the minimum 37-foot right-of-way width requirement per CCAUSD #210.S1 Option "A". As a result, no queueing issues are anticipated. Further, the "shortened" offset configuration is congruent with surrounding single-family residential developments including "Gomer 10" and "Gomer Chieftain Unit 2".

8. Figure 30.56-10 – A building setback of 60-feet is required from any adjacent single-family residential use based on the following calculations:

$$\text{(Building Height x 3)} - \text{(Wall Height x 3)} = \text{Setback}$$

$$\text{(26' x 3)} - \text{(6' x 3)} = 78' - 18' = 60\text{-ft Setback}$$

The proposed development does not meet the 60-foot building setback requirement as calculated above. As discussed in Waiver #6, since intensive landscaping buffers are not provided between the adjacent single-family detached development to the west or the site, the minimum setback from the boundary of the adjacent "Gomer 10" subdivision is 11-feet to the proposed residential buildings. The compensating benefit is the provision of assorted trees as landscaping and protecting in place the existing 6-ft high CMU wall as installed by "Gomer 10" to the west. Along the north end of the site, parking bays with landscaped island fingers conforming to Figure 30.64-14 (Parking Lot Landscaping) and a 6-ft high CMU wall provide screening and buffering from the adjacent vacant parcel to the north. Proposed residential buildings along the private roadways will be situated on the opposite side of the rights-of-way from the parking bays, landscaped island fingers spaced apart every six (6) parking stalls, as well as perimeter landscaping to provide a minimum setback of 55.5-feet measured from front of garage to the proposed CMU wall.

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 Conforming Zone Change (ZC), Special Use Permit (UC), Waiver of Development Standards (WS), Tentative Map (TM), and Vacation (VS).

- 2. To establish a Planned Unit Development.**

The applicant is requesting a Planned Unit Development (PUD) for the establishment of a single-family attached residential subdivision on the parcel.

- 3. To increase finished grade per artificial grade requirements in Section 30.32.040.**

Per Title 30.32.040(9), the proposed development requires a design review to allow fills in excess of 18-inches up to a maximum of 42-inches observed along the eastern residential lots adjacent to Grand Canyon Drive. Generally, increased fill occurs near the eastern and northern boundaries of the site along the residential lots fronting Streets "C" and "D". This request for increased fill heights remains consistent with the maximum allowed total wall height of 9-ft as outlined in Title 30.64.050.a(4). The increase in fill is necessary to direct storm runoff around habitable structures, provide adequate flood protection, and provide sufficient fall across the development for the proposed sewer connection in Gomer Road.

Tentative Map:

Vehicular access to the project site is via Gomer Road via a 37-ft private non-gated entryway. Sufficient fire access to all proposed residential structures is provided via 30-ft wide private streets that loop throughout the project site. The onsite fire apparatus access roadway width meets the 24-ft requirement as outlined in Section 503.2.1 of the Clark County Amendments to the 2018 *International Fire Code*, while onsite turning radii comply with Section 503.2.4. Furthermore, three (3) fire hydrants in conformance with the Fire Code are proposed onsite.

4-ft wide sidewalks are proposed as access paths to the front doors of the rear-loaded units, including within the landscaped paseo located in the central island of the site, designated as Common Element "CE-G". ADA access ramps are provided at the vehicular access point to the site at the intersection of Gomer Road and Street "A". The developer proposes half-street improvements across the full frontage of the project along all perimeter roadways, including along the north half of Gomer Road and the west half of Grand Canyon Drive. These half-

street improvements consist of pavement, curb, gutter and sidewalk per CCAUSD #205. 5-ft long driveways are proposed for all lots, and forty-four (44) onsite parking stalls within bays along the interior private streets are provided for residential and guest parking.

Based on readily available record drawings, two potable 10-inch water mains currently exist in Gomer Road to the west and east of the site as installed by adjacent developments "Gomer 10" and "Gomer Chieftain". The project will construct a 10-inch offsite water main to connect the two existing mains and provide a point of connection for onsite development. The site will tap into the proposed 10-inch offsite main by installing an 8" x 10" wet tap and sleeve and extending an 8-inch public water main south into Gomer Road via a Public Utility Easement (P.U.E.) along Street "A". In Grand Canyon Drive, a 10-inch potable water main exists in the east half of the right-of-way, which the developer does not intend to tap into. At present, the nearest sewer connection is an existing 10-inch public sewer main in Gomer Road. The site will extend an 8-inch public sewer main south into Gomer Road through a P.U.E. in Street "A" and install a 60-inch sanitary sewer manhole to connect into the existing 10-inch sewer main.

8-inch water and sewer lines are proposed onsite throughout all internal private streets to provide service to the residential lots. Public utility easements will be dedicated along all private streets to provide adequate maintenance access to purveyors LVVWD and CCWRD. Drainage of storm runoff is generally from the west to east. The intention is to maintain this drainage pattern via installation of a drop inlet along the proposed curb and gutter in Grand Canyon Drive and extension of the existing daylighted 36-inch RCP storm drain located within the west half of the right-of-way. Similarly, onsite runoff will be routed via surface flow to the southeast corner of the site near Street "B" where it will outlet into Grand Canyon Drive and be intercepted by a planned drop inlet as part of the previously discussed extension of the existing 36" RCP storm drain. Inverted crown roads are proposed onsite to convey surface flows southeasterly to this discharge point.

Vacation:

The applicant is requesting the vacation of government patent easements traversing and surrounding the project site. Table 4 on the following page provides a list of all easements to be vacated along with their respective widths, recorded document numbers, applicable patent numbers, and Assessor's Parcel Numbers (APN's). This vacation is necessary to proceed with onsite development and execute half-street improvements along perimeter roadways Gomer Road and Grand Canyon Drive.

Table 4: Grand Canyon Gomer - Summary of Easements to Be Vacated

Summary of Easements to Be Vacated			
Easement Description	Recorded Patent and/or Document Number	Width to be Vacated (ft)	APN & General Location
Roadway and Public Utilities Easement	U.S. Patent No. 1212331 OR: 328:265118	33	176-19-401-009 (North and West Boundaries)
Clark County Road, Public Utilities & Flood Control Easement	U.S. Patent No. 27-2005-0148 OR: 20191023:01630	30	176-19-401-013 (West Boundary)
		15	176-19-401-013 (South Boundary)

Conclusion:

The single-family attached residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as developed properties become occupied by homeowners. The proposed development will cause a slight increase on utility services due to a greater residential presence in the area. However, there are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject properties and maintain sufficient levels of services to existing developments in the area. The subdivision provides affordable workforce housing to an expanding number of cost-burdened households and fulfills the goals of the Clark County Comprehensive Master Plan and Enterprise Land Use Plan of providing infill development near existing infrastructure and developing higher-density housing conducive to single-family attached development. The development also fully improves an area that has remained historically vacant along Gomer Road and Grand Canyon Drive. No significant adverse impacts to the surrounding natural environment or adjacent residential developments are anticipated.

The proposed development complies with the applicable provisions of Clark County Title 30 Development Code and the objectives of the Enterprise Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving these land use applications. Should you have any questions or require additional information regarding this project, please do not hesitate to contact us at (702)-718-1788 ext. 103 or nic.portugal@strivenv.com.

Respectfully submitted,



Nicholas Portugal, E.I.T.
Engineer I

CC: Joanna Opeña, P.E. (Strive Engineering)
Jason Shon, E.I.T. (Strive Engineering)
Jeff Stevens (D.R. Horton)

08/18/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

GOMER RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0356-SILVER HINSON, LLC & GRAND GOMER, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Gomer Road (alignment), and between Grand Canyon Drive and Conquistador Street within Enterprise (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

176-19-401-009; 176-19-401-013

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

On the eastern parcel (176-19-401-009), the plans depict the vacation of a 33 foot wide government patent easement along the north and west side of the parcel. On the western parcel (176-19-401-013), the plans depict the vacation and abandonment of portions of government patent easements, which are 30 feet wide along the western side of the parcel and 15 feet wide along the southern portion of the parcel, adjacent to Gomer Road.

According to the applicant, the patent easements are not necessary for the proposed single family attached (townhouse) subdivision, which is a companion application on this agenda.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-2	Undeveloped - approved single family residential
South	Open Land (open space/grazing/vacant land residential) (up to 1 du/10 ac)	R-E	Undeveloped
East & West	Residential Medium (3 to 14 du/ac)	R-2	Single family residential

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

Related Applications

Application Number	Request
TM-21-500112	A tentative map for a single family attached (townhouse) residential subdivision is a companion item on this agenda.
ZC-21-0355	A zone change to reclassify the site to an RUD zone for a single family attached (townhouse) residential development is a companion item on the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Gomer Road, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NICHOLAS STEVEN PORTUGAL
CONTACT: NICHOLAS PORTUGAL, STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE., SUITE 200, LAS VEGAS, NV 89148

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

10A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	
		PC MEETING DATE: _____	
		BCC MEETING DATE: _____	
		FEE: _____	

PROPERTY OWNER	NAME: <u>SILVER HINSON LLC</u> ADDRESS: <u>PO BOX 370042</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89137</u> TELEPHONE: <u>702 635-3600</u> CELL: _____ E-MAIL: <u>jfstevens@drhorton.com</u>
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APPLICANT	NAME: <u>D.R.HORTON / JEFF STEVENS</u> ADDRESS: <u>1081 WHITNEY RANCH DRIVE SUITE 141</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>jfstevens@drhorton.com</u> REF CONTACT ID #: _____
------------------	--

CORRESPONDENT	NAME: <u>STRIVE ENGINEERING / NICHOLAS PORTUGAL</u> ADDRESS: <u>8912 SPANISH RIDGE AVE, SUITE 200</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702 718-1788 ext 103</u> CELL: <u>(702)-468-2190</u> E-MAIL: <u>nic.portugal@strivenv.com</u> REF CONTACT ID #: <u>N/A</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-19-401-009 & 013

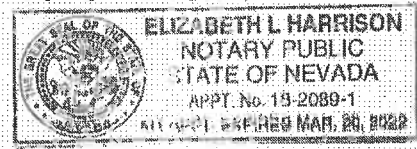
PROPERTY ADDRESS and/or CROSS STREETS: NWC of GRAND CANYON & GOMER ROAD

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)*

Danish Emami
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBER AND SWORN BEFORE ME ON April 15th 2021 (DATE)
BY Danish Emami
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.

June 1, 2021

Mr. Mark Donohue
Principal Planner
Clark County, Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Subject: **Grand Canyon Gomer – Justification Letter for the Vacation of Existing Onsite Patent Easements within APN(s) 176-19-401-009 & -013**

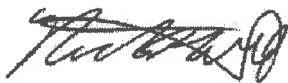
Dear Mr. Donohue,

On behalf of our client, D.R. Horton, we present this justification letter for the vacation of two (2) existing patent easements within the limits of the proposed planned unit development, PUD, hereafter referred to as **Grand Canyon Gomer**, which is a 70-lot single-family attached subdivision on ±5.0 gross acres. The patent easements to be vacated are as follows:

- **33-foot wide patent easement per U.S. Patent No. 1212331 per OR: 328:265118 along north and west boundaries of APN 176-19-401-009**
- **30-foot wide Clark County road, public utilities and flood control patent easement per Patent No. 27-2005-0148 per OR: 20191023:01630 along west boundary of APN 176-19-401-013**
- **15-feet of Clark County road, public utilities and flood control patent easement per Patent No. 27-2005-0148 along south boundary of APN 176-19-401-013**

Vacation of the aforementioned patent easements is necessary for the proposition of onsite development and for right-of-way designation in both Gomer Road and Grand Canyon Drive; therefore, the applicant is respectfully requesting Clark County's approval on these vacation requests. We appreciate your consideration in reviewing and approving this application. Should you have any additional questions regarding this application, please do not hesitate to contact us via phone at (702)-718-1788 ext. 103 or nic.portugal@striveny.com.

Respectfully submitted,



Nicholas Portugal, E.I.T.
Engineer I

CC: Jeff Stevens (D.R. Horton)
Joanna Opeña (Strive Engineering)

08/18/21 BCC AGENDA SHEET

GRAND CANYON GOMER
(TITLE 30)

GOMER RD/GRAND CANYON DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500112-SILVER HINSON, LLC & GRAND GOMER, LLC:

TENTATIVE MAP consisting of 70 residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone.

Generally located on the north side of Gomer Road and the west side of Grand Canyon Drive within Enterprise. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
176-19-401-009; 176-19-401-013

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 70
- Density (du/ac): 14
- Minimum/Maximum Lot Size (square feet): 1,202/1,249
- Project Type: Single family attached (townhouse) residential subdivision

The plans depict a 70 lot single family attached (townhouse) residential subdivision with access from Gomer Road on the south side of the site. Internal private street layout is circular with several stub streets, and the streets are 30 feet wide with 26 feet of drivable surface.

Landscaping along both Gomer Road and Grand Canyon Drive include 15 foot wide landscape strips with a 5 foot wide detached sidewalk. A 6 foot high screen wall will be located behind the street landscaping, and an additional 6 foot wide landscape strip with a 4 foot wide walkway are located on the internal side of the perimeter wall. A pedestrian access gate is provided to Grand Canyon Drive.

On the west side of the site, landscaping consists of a 6 foot wide landscape strip with a 4 foot wide walkway. On the north side of the site, landscaping only includes parking lot landscape fingers spaced every 6 parking spaces. Additional landscaping is provided around the base of the townhouses and between the buildings.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-2	Undeveloped - approved single family residential
South	Open Land (open space/grazing/vacant land residential) (up to 1 du/10 ac)	R-E	Undeveloped
East & West	Residential Medium (3 to 14 du/ac)	R-2	Single family residential

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

Related Applications

Application Number	Request
ZC-21-0355	A zone change to reclassify the site to an RUD zone for a single family attached (townhouse) residential development is a companion item on the agenda.
VS-21-0356	A vacation and abandonment of government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Current Planning Division - Addressing

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

Building Department - Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROJECTS:

APPLICANT: NICHOLAS STEVEN PORTUGAL

CONTACT: NICHOLAS PORTUGAL, STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE., SUITE 200, LAS VEGAS, NV 89148



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

11A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-50012</u>	DATE FILED: <u>7/12/21</u>
		PLANNER ASSIGNED: <u>TCT</u>	TAB/CAC DATE: <u>8/11/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>ENTERPRISE</u>	PC MEETING DATE: <u>—</u>
		BCC MEETING DATE: <u>8/18/21 (4-8 01)</u>	FEE: <u>\$750⁰⁰</u>

PROPERTY OWNER	NAME: <u>SILVER HINSON LLC</u>
	ADDRESS: <u>PO BOX 370042</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89137</u>
	TELEPHONE: <u>702 635-3600</u> CELL: <u>—</u>
	E-MAIL: <u>jfstevens@drhorton.com</u>

APPLICANT	NAME: <u>D.R.HORTON / JEFF STEVENS</u>
	ADDRESS: <u>1081 WHITNEY RANCH DRIVE SUITE 141</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: <u>702 635-3600</u> CELL: <u>—</u>
	E-MAIL: <u>jfstevens@drhorton.com</u> REF CONTACT ID #: <u>—</u>

CORRESPONDENT	NAME: <u>STRIVE ENGINEERING / NICHOLAS PORTUGAL</u>
	ADDRESS: <u>8912 SPANISH RIDGE AVE, SUITE 200</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702 718-1788 ext 103</u> CELL: <u>(702)-468-2190</u>
	E-MAIL: <u>nic.portugal@strivenv.com</u> REF CONTACT ID #: <u>N/A</u>

ASSESSOR'S PARCEL NUMBER(S): 176-19-401-009 & 013

PROPERTY ADDRESS and/or CROSS STREETS: NWC of GRAND CANYON & GOMER ROAD

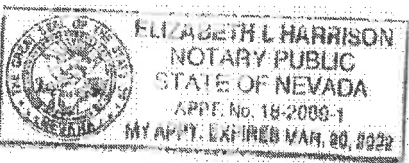
TENTATIVE MAP NAME: GRAND CANYON GOMER

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

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON April 15th 2021 (DATE)
 By Darvish Trmani

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.

08/18/21 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

TORREY PINES DR/MAULE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0369-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:

ZONE CHANGE to reclassify 10.0 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.

DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade in the CMA Design Overlay District.

Generally located between Maule Avenue and Badura Avenue, 650 feet east of Torrey Pines Drive within Enterprise (description on file). MN/al/jd (For possible action)

RELATED INFORMATION:

APN:

176-02-701-003; 176-02-701-004

DESIGN REVIEWS:

1. Distribution center.
2. Increase finished grade by 120 inches (10 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 567.7% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 46
- Square Feet: 193,906
- Parking Required/Provided: 160/176

Site Plan

The plan depicts a distribution center consisting of 1 building located in the central portion of the site. The plans depict 4 proposed driveways to provide access to the site, with 1 driveway located on each corner of the property. The loading docks for the distribution center are located on the east and west sides of the building and are not facing the streets and are not visible from the residential development to the south. Parking for the facility is located to the north and south of the building and to the north and south of the loading docks on the east and west sides of the building.

Landscaping

The plans depict a minimum 15 foot wide landscape area with a detached sidewalk located along Badura Avenue. A minimum 10 foot wide landscape area with an attached sidewalk is located along Maule Avenue. Each of these landscape areas adjacent to the streets will consist of trees, shrubs, and groundcover. Additional landscaped areas consisting of trees, shrubs, and groundcover are located within the parking areas and adjacent to the north and south sides of the building.

Elevations

The building is 1 story with a maximum height of 46 feet. The building is constructed of concrete tilt-up panels painted in whites and grays. The building has a flat roof behind parapet walls that vary in height to break-up the roofline of the building. The exterior walls will consist of recesses and pop-outs to break-up the vertical surface of the building. The corners of the buildings where the office areas are located will consist of aluminum and glass store front systems.

Floor Plans

The plans depict a 193,906 square foot building. The plans indicate there will be 4 office areas of 2,500 square feet each, for a total of 10,000 square feet. These office areas will be located at each corner of the building. The remaining 183,906 square feet will be warehouse space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed zone change is in conformance with the Enterprise Land Use Plan. The proposed use of the site as a distribution center is consistent and compatible with the existing and planned land uses in the area. Landscaping along Badura Avenue will be used to help mitigate the impact of this development on the existing single family residential development to the south. The increase in finished grade is needed to level the site and allow for proper drainage. The amount of fill required will vary on the site between the standard 18 inches to the requested maximum of 10 feet. The northeast corner of the building is where the most fill is required due to the existing topography of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0349-16	Vacated and abandoned a portion of Mann Street between Maule Avenue and Badura Avenue - expired	Approved by PC	July 2016
ZC-1286-05	Reclassified the site to C-2 zoning for future commercial development	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2 & M-D	Vehicle sales facility & undeveloped
South	Residential High (from 8 to 18 du/ac)	RUD	Single family residential
East	Business and Design/Research Park	M-1	Automobile paint/body shop & retail building
West	Business and Design/Research Park	C-2	Parking lot

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

Related Applications

Application Number	Request
VS-21-0370	A vacation and abandonment of 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
Current Planning
Zone Change**

The site is designated by the Enterprise Land Use Plan as Business and Design/Research Park (BDRP). The request to reclassify the site to an M-D zone is within the range of intensity allowed by the BDRP and use plan category; therefore, the zone change request conforms to the Enterprise Land Use Plan. The parcel to the west is zoned C-2 and the parcel to the east is zoned M-1. The M-D zoning district will provide a transition between the existing developments on the adjacent parcels to the east and west. The proposed use is of similar intensity as other uses in the area. There is an existing single family residential development to the south; however, the proposed development will be mitigated by the separation to the residential development, which includes a public street and the use of landscaping along the street. This request also complies in part with Goal 1 of the Comprehensive Master Plan to implement a comprehensive land use plan to promote economic viability and employment opportunities with developments that are compatible with adjacent land uses. Therefore, staff supports the zone change.

Design Review #1

The loading docks for the distribution center are located on the east and west sides of the building. The design of the building and the use of landscaping along the streets screen the loading docks from the residential development to the south and from the public streets that are located along the northern and southern boundaries of the site. This complies in part with Urban Specific Policy 102 of the Comprehensive Master Plan which encourages loading areas with overhead roll-up doors to be screened from streets and residential uses. The use of landscaping along the streets and on-site also complies in part with Urban Specific Policy 103 which encourages landscaping adjacent to public rights-of-way to improve visual quality. Staff finds the design of the building to be similar to other uses in the area and supports the design review.

Public Works - Development Review

Design Review #2

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

Department of Aviation

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 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 design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

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

Department of Aviation

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

Building Department - Fire Prevention

- 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHARTWELL REAL ESTATE DEVELOPMENT

CONTACT: GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

DRAFT



LAND USE APPLICATION 12A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

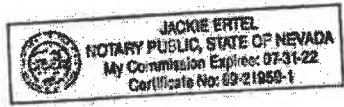
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <u>1050</u> <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>677</u> <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7-13-21</u> PLANNER ASSIGNED: <u>R1</u> ACCEPTED BY: <u>R1</u> FEE: <u>172500</u> CHECK #: _____ COMMISSIONER: <u>MU</u> OVERLAY(S)? <u>CMA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> TRAILS? <u>Y16</u> PFNA? <u>Y17</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-21-0369</u> TAB/CAC: <u>Entupone</u> TAB/CAC MTG DATE: <u>8-11</u> TIME: <u>6</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-23</u> → <u>8-18</u> ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>1000'</u> SIGN: <u>3</u> / <u>N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Jelindo A Tiberti II 2015 Irrevocable Trust</u> ADDRESS: <u>4755 W. Dewey Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-733-7827</u> CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Chartwell Real Estate Development / Henry Pyle</u> ADDRESS: <u>151 Innovation Drive</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92617</u> TELEPHONE: <u>(949) 701-5128</u> CELL: _____ E-MAIL: <u>henry@chartwellred.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>GCW, Inc./Brandi Reid</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2109</u> CELL: <u>702-780-9188</u> E-MAIL: <u>breid@gcwengineering.com</u> REF CONTACT ID #: <u>186883</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-02-701-003 & -004
 PROPERTY ADDRESS and/or CROSS STREETS: SEC of West Maule Avenue and Mann Street
 PROJECT DESCRIPTION: Chartwell - W. Maule

(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.

Jelindo Tiberti
 Property Owner (Signature) JELINDO TIBERTI
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON March 1 2021 (DATE)
 By Jelindo Tiberti II
 NOTARY PUBLIC: Jackie Ertel



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

APR-21-100351



398-B145

May 19, 2021

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

Re: **Chartwell – W Maule – Zone Change & Design Review**
APN No. 176-02-701-003, 004

20-21-0369

To Whom It May Concern:

On behalf of our client, Chartwell Real Estate Development (CRED), GCW, Inc. (GCW), respectfully submits the attached application package for a Conforming Zone Boundary Amendment and Design Review for the proposed warehouse/office development. CRED intends to develop this site with a warehouse/office building for a distribution center business. The site is generally located between Maule Avenue and Badura Avenue and between Torrey Pines Drive and Jones Boulevard within Clark County. The site is currently comprised of two parcels (APN 176-02-701-003 and 176-02-701-004) both zoned General Commercial (C-2) with a planned landuse of Business and Design/Research Park (BDRP). A Parcel Map for this site will combine the two parcels to one parcel to allow for the construction of the proposed building without crossing any property lines.

Surrounding Zoning:

The site is bounded on the south by a single family residential development with a zoning designation of Residential Urban Density (RUD). The west side of the site contains a paved overflow parking lot that is zoned General Commercial (C-2). The east side of the site is bordered by three developed parcels each of which is currently zoned Light Manufacturing (M-1). North of the site, are two parcels; the easterly parcel is undeveloped and zoned Designed Manufacturing (M-D), the westerly parcel is partially developed and zoned General Commercial (C-2).

Proposed Zoning:

CRED would like to change the zoning designation for parcels APN 176-02-701-003 and 176-02-701-004 from General Commercial (C-2) to Designed Manufacturing (M-D) to allow for the proposed distribution center. The attached site plan demonstrates that the proposed development exceeds the minimum requirements for open space and parking. We also feel that the proposed distribution center will be in-line with the surrounding uses.

Design Review:

As shown on the attached site plan, the proposed development will include a 193,380 sq-ft distribution center building with 10,000 sq-ft of office space and 183,380 sq-ft of warehouse area. The building will include 14 truck dock receiving bays along the middle of both the west and east sides with 2,500 sq-ft offices at each corner of the building. The project will include 4 driveway connections to public streets, 2 along Badura and 2 along Maule with a circular internal drive isle / parking area along the perimeter of the building.

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146



O 702.804.2000
F 702.804.2299



info@gcwengineering.com
gcwengineering.com

The existing terrain of the site slopes from the southwest towards the northeast with a drainage channel that cuts diagonally through the site. Adjacent developments have eliminated the offsite drainage that used to go through this wash and the onsite grading will be developed in a manner that this existing channel is not needed. The slab of the building will be sloped from the south towards the north at 0.5% to reduce the fill along the north and east sides of the building. The site will be graded in a manner to prevent storm run-off along Badura from entering the site. The high side of the building (along the south) will be set as low as possible while maintaining the required flood protection. The northeast corner of the building will be over the drainage channel described above. At this point, the amount of fill from the existing ground to the finished floor elevation of the building will be approximately 10-feet as shown on the accompanying cross-sections. As part of this Design Review, we ask that the 18-inch fill limit be increased to 10-feet.

The site plan provides 182 parking stalls that includes 16 ADA accessible stalls. This exceeds the required minimum parking requirement of 160 stalls. The site plan also provides over 43,544 sq-ft of open space/landscaping which exceeds the required 31,373 sq-ft minimum.

If you have any questions concerning this project, feel free to contact to me at 702-804-2144.

Cardially,

GCW, INC



Todd Kelley, P.E.
Vice President

08/18/21 BCC AGENDA SHEET

EASEMENTS & RIGHTS-OF-WAY
(TITLE 30)

TORREY PINES DR/MAULE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0370-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:

VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Torrey Pines Drive and Jones Boulevard; and portions of a right-of-way being Mann Street located between Maule Avenue and Badura Avenue, and Maule Avenue located between Torrey Pines Drive and Jones Boulevard in the CMA Design Overlay District within Enterprise (description on file). MN/al/jd (For possible action)

RELATED INFORMATION:

APN:

176-02-701-003; 176-02-701-004

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN RESEARCH PARK

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a distribution center and is requesting to vacate easements and rights-of-way that are not needed. The site is made up of 2 parcels and the easements are 3 foot to 33 foot government patent easements located along the boundaries of these parcels. All required easements and rights-of-way will be provided with the future development of the site and these patent easements are located on portions of the site that would not be used for rights-of-way or easements. There are 2 rights-of-way included in this request which are Mann Street and Maule Avenue. Mann Street is a dedicated but unimproved 30 foot wide half street located along the western boundary of this site. The developed parking lot to the west did not provide dedication for the western half of this street and the developments to the north and south also did not dedicate for this street. Therefore, the applicant indicates Mann Street is an unnecessary street that should be vacated. The vacation for Maule Avenue is a request to vacate the southern 10 feet of the dedicated right-of-way adjacent to the site. This request is to reduce the width of the street to match existing dedications and improvements that have been provided by developments to the east and west of this site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0349-16	Vacated and abandoned a portion of Mann Street between Maule Avenue and Badura Avenue - expired	Approved by PC	July 2016
ZC-1286-05	Reclassified the site to C-2 zoning for future commercial development	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2 & M-D	Vehicle sales facility & undeveloped
South	Residential High (from 8 to 18 du/ac)	RUD	Single family residential
East	Business and Design/Research Park	M-1	Automobile paint/body shop & retail building
West	Business and Design/Research Park	C-2	Parking lot

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

Related Applications

Application Number	Request
ZC-21-0369	A request to reclassify the site to an M-D zone for a distribution center 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.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Badura Avenue and 30 feet for Maule Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

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

**APPLICANT: CHARTWELL REAL ESTATE DEVELOPMENT
CONTACT: GCW INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146**



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

13A

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>7-13-21</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>875⁰⁰</u> CHECK #: _____ COMMISSIONER: <u>MAN</u> OVERLAY(S)? <u>CMA</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-21-0370</u> TAB/CAC: <u>Entire</u> TAB/CAC DATE: <u>8/11</u> TIME: <u>6 PM</u> PC MEETING DATE: _____ BCC MTG DATE: <u>9-27-21</u> ZONE / AE / RNP: <u>C2 No PE</u> PLANNED LAND USE: <u>3 DRP</u>
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PROPERTY OWNER	NAME: <u>Jelindo A Tiberti II 2015 Irrevocable Trust</u> ADDRESS: <u>4755 W. Dewey Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-733-7827</u> CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Chartwell Real Estate Development / Henry Pyle</u> ADDRESS: <u>151 Innovation Drive</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92617</u> TELEPHONE: <u>(949) 701-5128</u> CELL: _____ E-MAIL: <u>henry@chartwellred.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>GCW, Inc./Brandl Reid</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2109</u> CELL: <u>702-780-9188</u> E-MAIL: <u>breid@gcwengineering.com</u> REF CONTACT ID #: <u>186883</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-02-701-003 & -004

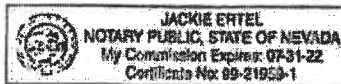
PROPERTY ADDRESS and/or CROSS STREETS: SEC of West Maule Avenue and Mann Street

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.

Jelindo Tiberti
 Property Owner (Signature)*

JELINDO TIBERTI
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON March 1, 2021 (DATE)
 by Jelindo Tiberti II
 NOTARY PUBLIC: Jackie Ertel



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

APR. 21-100301



398-B145

March 17, 2021

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

VS-21-0370

**Re: Chartwell – W Maule ~ Vacation & Abandonment
APN No. 176-02-701-003, 004**

To Whom It May Concern:


On behalf of our client, Chartwell Real Estate Development (CRED), GCW, Inc. (GCW), respectfully submits the attached application package for a Vacation & Abandonment of Patent Easements and Right-of-Way for Mann Street and a portion of Maule Avenue. CRED would like to develop this site with a warehouse/office building for a distribution center business. The site is generally located between Maule Avenue and Badura Avenue and between Torrey Pines Drive and Jones Boulevard within Clark County. The site is currently comprised of two parcels (APN 176-02-701-003 and 176-02-701-004). A Parcel Map for this site will combine the two parcels to one parcel to allow for the construction of the proposed building without crossing any property lines.

As shown on the attached site plan, the right-of-way for Badura Avenue to be 35' from centerline to back-of-curb with a detached 5-foot sidewalk. The right-of-way Maule Avenue will be 30-feet from centerline to back-of-sidewalk which is consistent with the street section for the parcel to the west. The parcel to the east has a 25' r-o-w to the back-of-curb with a detached sidewalk. To maintain a consistent street section, we are requesting to vacate 10' of right-of-way along the south side of Maule Avenue. Mann Street does not extend to the north of Maule or south of Badura, or along the frontage of the adjacent parcel to the west (APN 176-02-701-002). In order to develop this site as proposed, we are requesting to vacate the Mann Street right-of-way adjacent to APN 176-02-701-003. We are also requesting to vacate those portions of the existing patent easement for this site that will lay outside of the right-of-way of Maule Avenue and Badura Avenue.

The vacations described above will allow for the development of the site as proposed while maintaining a consistent street section along Badura Avenue and Maule Avenue.

Cordially,

GCW, INC


Todd Kelley, P.E.
Vice President

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146



O 702.804.2000
F 702.804.2299



info@gcwengineering.com
gcwengineering.com

08/18/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

VALLEY VIEW BLVD/FRIAS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0371-CFT LANDS, LLC:

ZONE CHANGE to reclassify 21.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) off-site improvement (curb, gutter, streetlights, sidewalk, and partial paving); and 3) street configuration.

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

Generally located on the east side of Valley View Boulevard and the north side Frias Avenue within Enterprise (description on file). J/sd/jd (For possible action)

RELATED INFORMATION:

APN:

177-29-301-002; 177-29-301-033 and 177-29-301-034

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combination of screen and retaining wall height to 10 feet, 8 inches (6 foot, 8 inches screen wall retaining wall) where a maximum of 9 feet (6 foot screen wall and 3 foot retaining) is permitted per Section 30.64.050 (a 11% increase).
2. Waive full off-site improvements (streetlights, sidewalk, curb, gutter, and partial pavement) along Ryle Avenue, Polaris Avenue, Frias Avenue, Valley View Boulevard, and Hatch Avenue where required per Chapter 30.52.
3. Reduce street intersection off-sets to a minimum of 109 feet where a minimum of 125 feet is required per Section 30.32.052 (a 13% reduction).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 21
- Number of Lots/Units: 109
- Density (du/ac): 5.2
- Minimum/Maximum Lot Size (square feet): 4,273/8,891
- Project Type: Single family residential
- Number of Stories: 1, 2, and 3
- Building Height (feet): 17 (1 story)/27 (2 story)/35 (3 story)
- Square Feet: 3,103 (minimum)/5,461 (maximum)

Site Plans

The plans depict a proposed 109 single family residential subdivision with 11 common lots on approximately 21 acres. Overall density is 5.18 dwelling units per acre. The size of each model ranges from 3,103 square feet to 5,461 square feet and the applicant will offer 8 different home plans. Private streets within the proposed subdivision are 42 feet in width. The applicant is proposing 8 separate house plans, with 6 of the models being 2 stories tall while the remaining 2 plans are 3 stories tall. The project will be surrounded by existing rights-of-way and developments that currently conform to rural standards. Access to the subdivision is shown from Haleh Avenue and Pyle Avenue and connect to various private streets.

Landscaping

The plans depict landscaping in areas within the subdivision and common elements. Landscaping includes 24 inch box trees, 5 gallon shrubs planted 4 feet on center, rock mulch, and groundcover. Landscaping is shown along the streets of Haleh Avenue, Pyle Avenue, and along the entrances to the subdivision for each private street.

Elevations

The plans depict 3 different styles of homes from 1 story to 3 stories. All homes will use stucco finish, concrete tile roof, masonry veneer and other architectural enhancements and all have pitched rooflines with a 2 to 3 car garage.

Floor Plans

The plans depict floor plans of each style of homes and range from 3 to 4 bedrooms, 2 to 3 car garages along with owner's suite, gathering room, kitchen and pantry, and utility rooms with floor plans ranging from 3,103 square feet to 5,461 square feet.

Applicant's Justification

The applicant states the proposed zone change from R-E to an R-2 zone will be complementary to the future R-2 zoned subdivision on the west side of Valley View Boulevard and the existing subdivision to the east. The requested design review for increase in finish grade will allow for the site topography to be leveled due to existing parcel that falls from the west to east. The waivers for increase in wall heights will allow for the increase in grade and still provide for

privacy of the subdivision, while the waivers for off-site is a result of the immediate area and existing rights-of-way currently conform to rural standards. The waiver for street off-sets will allow the off-set between the proposed Pyle Avenue and the proposed Mountain Meadows Avenue to be reduced to approximately 109 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0340-13	Nonconforming zone change on a portion of 80 acres from R-E to R-1 zoning and R-2 zoning, waiver for alternative landscaping, street intersection off-set, private street without County approved turnaround and off-site improvements, and design review for a single family residential development - expired	Approved by BCC	November 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
East	Residential Low	R-D, R-E, & R-1	Undeveloped & single family residential
South	Commercial Neighborhood & Residential Suburban	C-1 & R-E	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
VS-21-0372	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-21-500115	A tentative map for 109 single family lots and common lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

There are existing single family residential developments approved for an R-2 zone classification that are adjacent to this site. The adjacent parcels to the west have been approved by NZC-19-0612 for a single family residential development in an R-2 zone. There are parcels to the east across Valley View Boulevard which are currently undeveloped and zoned R-E but are designated as Residential Suburban (up to 8 du/ac) in the Enterprise Land Use Plan.

The density and intensity of the proposed development is compatible with existing, approved, and planned land uses in the surrounding area. The project complies with Urban Specific Policy 4 of the Comprehensive Master Plan to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area, which in this case is the approved single family residential development to the west and the residential development currently being developed to the south. Therefore, staff finds that the proposed development complies with other applicable goals and policies.

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 applicant indicates that the increase in finished grade and increased retaining wall heights are necessary due to existing contours, drainage patterns, and sewer issues. The applicant states that the site will be elevated to the point necessary to work with civil engineering constraints and not artificially increased to enhance views. The existing topography of the site and engineering constraints can be a unique circumstance for this site, which makes it necessary to increase finish grade and increase retaining wall heights to retain fill. The request is consistent with Urban Specific Policy 39 of the Comprehensive Master Plan, which encourages, in part, appropriate buffers for single family residential developments. Therefore, staff can support this request.

Design Review #1

The proposed use of the property is not consistent and compatible with existing and planned land uses on the abutting properties. While the architectural design of the residences is consistent with existing single family homes in the area and is similar in density of those developments within the immediate area. However, staff does not support the waiver of development standards request to waive full off-site improvements (streetlights, sidewalk, curb, gutter, and partial pavement) along Pyle Avenue, Polaris Avenue, Frias Avenue, Valley View Boulevard, and Haleh Avenue. Likewise, the lack of 10,000 square foot lots that are existing and adjacent to the proposed project is not consistent with the adjacent residential developments.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to not install full off-site improvements on Valley View Boulevard when there are existing improvements north and south of this site. In 2017, a subdivision was approved on the southwest corner of Landberg Avenue and Valley View Boulevard and installed their portion of off-sites. Additionally, Full off-site improvements exist south of Cactus Avenue. Staff has no objection to not install of full off-sites on Pyle Avenue, Haleh Avenue, Frias Avenue, and Polaris Avenue.

Waiver of Development Standards #3

Staff has no objection to the reduction in the street intersection off-set for Valley View Boulevard to Rosemont Hills Street or Pyle Avenue to Mountain Meadows Avenue. With additional common elements adjacent to the streets, visibility will be improved for those entering the subdivision.

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Approval of the zone change, waiver of development standards #1, waiver of development standards #2 for Pyle Avenue, Halch Avenue, Pias Avenue, and Polaris Avenue, waiver of development standards #3, and design review #2; denial of waiver of development standards #2 for Valley View Boulevard and design review #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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 50 feet for Valley View Boulevard, 40 feet for Pyle Avenue, 30 to 60 feet for Haleh Avenue, 30 feet for Polaris Avenue, 30 feet for Frias Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Applicant shall enter into a cost participation agreement for future off-site improvements on Valley View Boulevard and Pyle 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.

Department of Aviation

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

Building Department - Fire Prevention

- No comment.

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

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 14A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

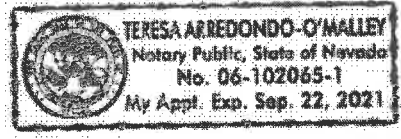
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>ZC-21-0371</u> DATE FILED: <u>7/14/21</u> PLANNER ASSIGNED: <u>JWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8/11/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-18-21 (9-8-21)</u> FEE: <u>\$2,200</u>
	PROPERTY OWNER	NAME: <u>CFT Lands, LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u>
	APPLICANT	NAME: <u>Bruin Capital Partners, LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Westwood Professional Services</u> ADDRESS: <u>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): 177-29-301-002 & 034
 PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Valley View
 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 designees, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Lawrence D. Canarelli **Lawrence D. Canarelli, President**
 Property Owner (Signature)* Property Owner (Print) Investment Manager Inc., its Manager

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 1, 2021 (DATE)
 By Lawrence D. Canarelli, President
 NOTARY PUBLIC: *Teresa Arredondo O'Malley*



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

June 30, 2021

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

20-01-0371

**Re: Highlands Ranch East, a 109 Lot Residential Subdivision
Justification Letter for Design Review, Waiver of Standards and Conforming Zone Change
Westwood Project No. AWD2102-000**

To Whom It May Concern,

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

The project site associated with the subject is approximately 21.0+ gross acres and covers APN 177-29-301-002, 17-29-301-033, and 177-29-301-034. It is located in a portion of Section 29, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.

Design Review

The proposed community is a residential subdivision with 109 single family homes on approximately 21.0 gross acres. The gross density will be approximately 5.18 dwelling units per acre. In this development, American West Development will offer eight different house plans with four separate elevations per plan. Of these eight house plans, six plans are two stories tall while the remaining two plans are three stories tall. House sizes ranges from 3,103 square feet to 5,461 square feet, with the target buyer being established families and next gen upgraded home buyers.

American West Development believes the subdivision will be complementary to the subdivision to the east of the proposed development.

Per Section 30.32.040, paragraph #9 it is stated that the finished grade for the construction within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent. The topography of the subject property falls from the west to east. The east boundary of the project is bordered by an existing residential subdivision (Dean Martin & Pyle, HTE#14-24291) that includes R-1, R-E and R-D zoning, and APN 177-29-301-019, a currently vacant parcel currently zoned Rural Estates Residential (R-E). The maximum depth of fill is approximately 4.7'. With the final design of the subject property, American West Development and Westwood Professional Services shall coordinate throughout to make the elevation difference along the property boundary as well as where any existing washes are filled will be as minimal as possible.

Waiver of Standards

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

1. Section 30.64.020 – Fences and Walls

Waiver: 6-foot Walls.

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

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

2. Section 30.52.040 – Improvement Requirements

Waiver: To provide grading, curbs, gutters, paving of streets and streetlights.

Request: Allow Rural Offsite Improvements (no streetlights, curb & gutter, sidewalk) Pyle Avenue, Polaris Avenue, Frias Avenue, Valley View Boulevard, Haleh Avenue

Justification: The project is surrounded by existing rights-of-way and developments that currently conform to rural standards. Our project will propose improvements to Pyle Avenue, Polaris Avenue, Frias Avenue, Valley View Boulevard, and Haleh Avenue, none of which have curb, gutter, or sidewalk. It should also be noted that there are more undeveloped parcels around the proposed development than there are developed parcels, so in an effort to maintain the rural nature of everything surrounding the site, a less intense improvement is being proposed.

3. Section 30.52.052C. – Street Configuration in Residential Subdivisions

Waiver: 125-foot offset measured from right-of-way to right-of-way.

Request: 117-foot offset between Valley View Boulevard and Rosemont Hills Street and 109-foot offset between Mountain Meadows Avenue and Pyle Avenue.

Justification: This request is to allow the offset to be reduced to approximately 117-feet from the proposed Valley View Boulevard to the proposed Rosemont Hills Street. Valley View Boulevard is a 100-foot wide public right-of-way while Rosemont Hill Street is a 42-foot private street within the proposed development. Rosemont Hills Street is the first street inside the south half of the development and the homes along the west side of the street will back up to Valley View Boulevard. These lots are

approximately 102-feet deep with an additional 15-foot landscape area adjacent to Valley View Boulevard, creating the need for reduced intersection offset.

This request is also to allow the offset between the proposed Pyle Avenue and the proposed Mountain Meadows Avenue to be reduced to approximately 109 feet. Pyle Avenue is an 80-foot wide public right-of-way while Mountain Meadows Avenue is a 42-foot private street within the proposed development. Mountain Meadows Avenue is the first street inside the north half of the development and the homes along the north side of the street will back up to Pyle Avenue. These lots are approximately 94-feet deep with an additional 15-foot landscape area adjacent to Pyle Avenue, creating the need for reduced intersection offset.

The land use and lot size are in conformance with the zoning requirements of the development code and the adjacent properties; therefore this request seems reasonable.

4. Figure 30.64-15 – Retaining Walls

Waiver: 3'-0" retaining wall with 6'-0" screen wall for 9'-0" max height

Request: Allow 4'-0" retaining wall with 6'-8" screen wall

Justification: This project may require a 4-foot retaining wall along a portion of the east boundary against the neighboring undeveloped parcel to help provide positive drainage.

Zone Change

This proposed Conforming Zone change would modify the zoning designation from R-E to R-2, while the Land Use is designated Residential Suburban (RS). The proposed community is a 109-lot single-family residential subdivision on approximately 21.0+ gross acres with a density of 5.18 du/ac.

To the north of this project is Pyle Avenue, an existing Road. Directly north of Pyle Avenue is APN 177-29-101-007, a currently vacant parcel zoned R-E, with a planned land use of Schools, Churches, Public Facilities (P-F). To the west of the proposed community is APN 177-29-301-001 and APN 177-29-301-011, both vacant parcels currently zoned R-E with planned land use of Residential Suburban (R-S). Also bordering the proposed development is Valley View Boulevard, an existing road. Across Valley View Boulevard to the west, is a currently vacant parcel with approved R-2 zoning. South of the proposed site is existing Frias Avenue. Across Frias to the south are three vacant parcels: APN 177-29-401-001, APN 177-29-401-003, and APN 177-29-406-003. APN 177-29-401-001 is zoned Local Business (C-1) with a planned land use of Commercial Neighborhood (CN). APN 177-29-401-003 is zoned R-E with a planned land use of RS. APN 177-29-406-003 is zoned RUD with a planned land use of Residential Medium (R-M).

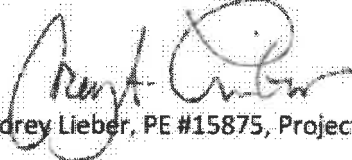
American West Development believes the R-2 zoning will be complementary to the future R-2 zoned subdivision on the west side of Valley View Boulevard and the existing subdivision to the east.

June 30, 2021
Page 4:

Please feel free to contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875, Project Manager

Cc: Mark Dunford, American West Development.
Roxanne Leigh, Westwood Professional Services

08/18/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

VALLY VIEW BLVD/FRIAS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0372-CFT LANDS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Valley View Boulevard and Dean Martin Drive within Enterprise (description on file). JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:
177-29-301-002; 177-29-301-033 and 177-29-301-034

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of existing government patent easements. The applicant states that these easements are no longer needed for the development of the following parcels: APN 177-29-301-002, vacate and abandon 33 foot wide patent easements located along the west and south parcel lines; APN 177-29-301-033, vacate and abandon 30 foot wide patent easements located in the center portion of the parcel; and APN 177-29-301-034, vacate and abandon 30 foot wide patent easements located along the east parcel lines and center portion of the parcel, along west parcel line (adjacent to APN 177-29-301-011).

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0340-13	Nonconforming zone change on a portion of 80 acres from R-E to R-1 and R-2 zoning, waiver for alternative landscaping, street intersection off-set, private street without County approved turnaround and off-site improvements, and design review for a single family residential development - expired	Approved by BCC	November 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Low	R-D, R-E, & R-1	Undeveloped & single family residential
South	Commercial Neighborhood & Residential Suburban	C-1 & R-E	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
TM-21-500115	A tentative map for 109 single family lots and common lots is a companion item on this agenda.
ZC-21-0371	A zone change from R-E to R-2 zoning 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 50 feet for Valley View Boulevard, 40 feet for Pyle Avenue, 30 to 60 feet for Haleh Avenue, 30 feet for Polaris Avenue, 30 feet for Frias Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

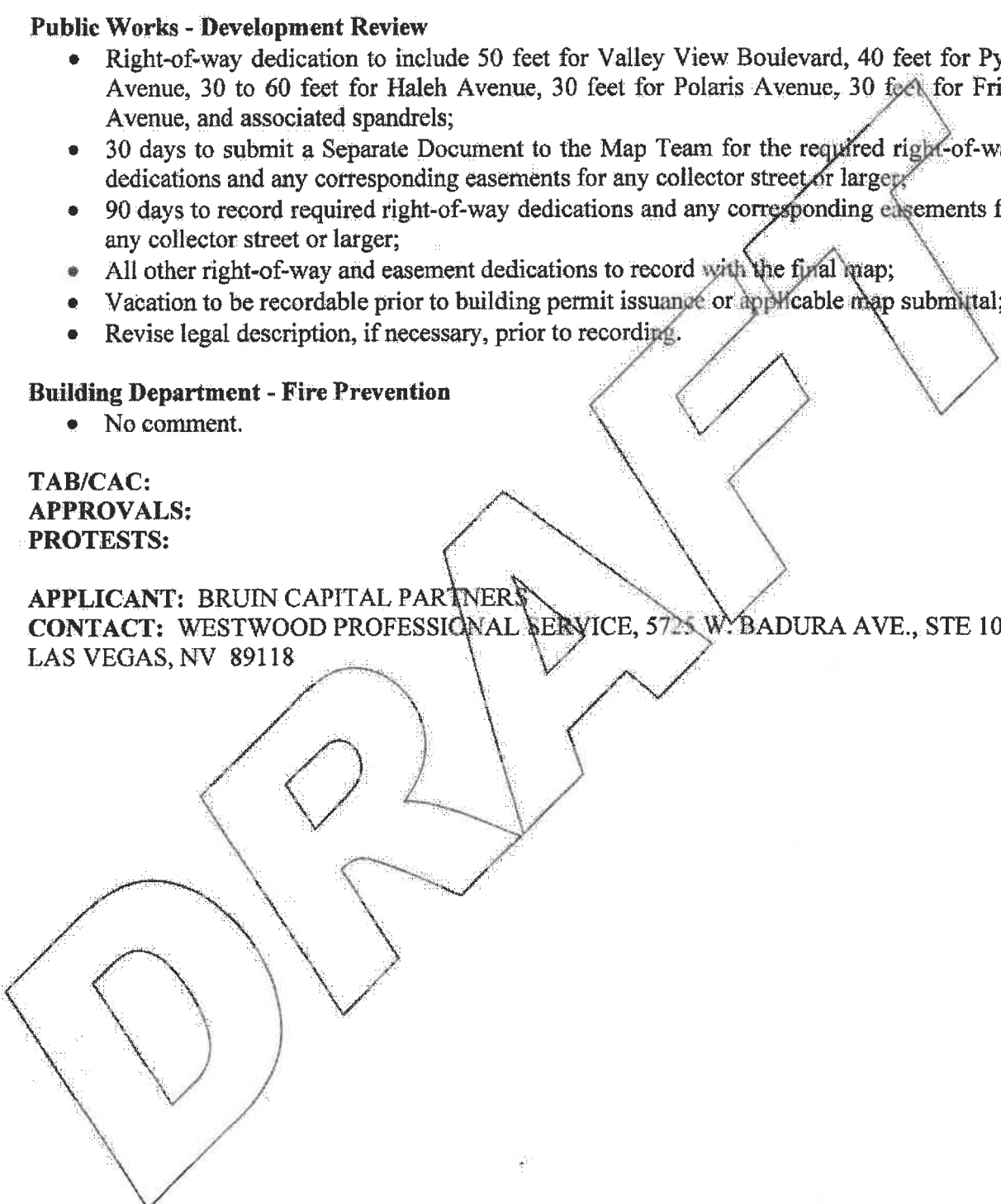
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRUIN CAPITAL PARTNERS

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





VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

15A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>V5-21-0372</u> DATE FILED: <u>7/14/21</u>
		PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8/11/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/8/21</u> FEE: <u>\$ 875</u>

PROPERTY OWNER	NAME: <u>Magpie Investments 2, LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u>

APPLICANT	NAME: <u>Bruin Capital Partners, LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services</u>
	ADDRESS: <u>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 #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 177-29-301-033

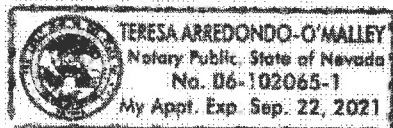
PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Valley View

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.

Jeffrey L. Canarelli
 Property Owner (Signature)*

Jeffrey L. Canarelli, Manager
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 1, 2021 (DATE)
 By Jeffrey L. Canarelli, Manager
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



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

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

June 17, 2021

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

RE: **Highlands Ranch East, a 110 Lot Residential Subdivision
Justification Letter for Patent Easement Vacation
Westwood Project No. PUL2108-000**

To whom it may concern:

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

Project Description: The project site associated with this vacation request is approximately 21.0+ gross acres and covers APN 177-29-301-002, -033, and -034. It is located in a portion of Section 29, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This development will consist of 109 lots with a gross density of 5.24 dwelling units/acre.

The applicant is vacating Easements that are in conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development. Vacation No. 1 includes a 30' Patent Easement along the northwest side of 177-29-301-034, and two 30' Patent Easements that intersect parcel 177-29-301-034 across Haleh Avenue. Vacation No. 2 includes a 33' wide Patent Easement along the south and west sides of parcel 177-29-301-002. Vacation No. 3 includes two 30' Patent Easements intersecting parcel 177-29-301-033.

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

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

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875, Project Manager

Cc: Mark Dunford, American West Development
Roxanne Leigh, Westwood Professional Services

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main: (702) 284-5300

June 17, 2021

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

RE: **Highlands Ranch East, a 110 Lot Residential Subdivision
Justification Letter for Patent Easement Vacation
Westwood Project No. PUL2108-000**

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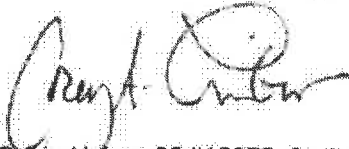
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Thank you for the opportunity to submit this application for your review.

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875, Project Manager

Cc: Mark Dunford, American West Development
Roxanne Leigh, Westwood Professional Services

08/18/21 BCC AGENDA SHEET

HIGHLANDS RANCH EAST
(TITLE 30)

VALLEY VIEW BLVD/FRIAS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500115-CFT LANDS, LLC:

TENTATIVE MAP consisting of 109 residential lots and 11 common lots on 21.0 acres in a R-2 (Medium Density Residential) Zone.

Generally located on the east side of Valley View Boulevard and the north side Frias Avenue within Enterprise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

177-29-301-002; 177-29-301-033 and 177-29-301-034

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 21
- Number of Lots/Units: 109
- Density (du/ac): 5.2
- Minimum/Maximum Lot Size (square feet): 4,273/8,891
- Project Type: Single family residential
- Number of Stories: 3
- Building Height (feet): 17 (1 story)/27 (2 story)/35 (3 story)
- Square Feet: 3,103 (minimum)/5,461 (maximum)

The plans depict a proposed 109 single family residential subdivision with 11 common lots on approximately 21 acres. Overall density is 5.18 dwelling units per acre and will offer 8 different model house plans with 4 separate elevations to design. The plans depict 8 house plans (6 plans are 2 stories tall while the remaining 2 plans are 3 stories tall) with home sizes ranging from 3,103 square feet to 5,461 square feet. Access to the subdivision are shown from Haleh Avenue and Pyle Avenue and connect to various private streets.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0340-13	Nonconforming zone change on a portion of 80 acres from R-E to R-1 and R-2 zoning, waiver for alternative landscaping, street intersection off-set, private street without County approved turnaround and off-site improvements, and design review for a single family residential development - expired	Approved by BCC	November 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
East	Residential Low	R-D, R-E, & R-1	Undeveloped & single family residential
South	Commercial Neighborhood & Residential Suburban	C-1 & R-E	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
VS-21-0372	A vacation and abandonment of patent easements is a companion item on this agenda.
ZC-21-0371	A zone change from R-E to R-2 zoning 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

Current Planning

This request does not meet the tentative map requirements as outlined in Title 30.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current 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;
- Right-of-way dedication to include 50 feet for Valley View Boulevard, 40 feet for Pyle Avenue, 50 to 60 feet for Halch Avenue, 30 feet for Polaris Avenue, 30 feet for Frias Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Applicant shall enter into a cost participation agreement for future off-site improvements on Valley View Boulevard and Pyle 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.

Current Planning Division - Addressing

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

- The street name Highwater Heights Avenue exceeds the maximum of 20 letters and spaces (including street name and suffix abbreviation) allowed per the Las Vegas Valley Street Naming and Address Assignment Policy and shall have an approved street name.

Department of Aviation

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

Building Department - Fire Prevention

- No comment.

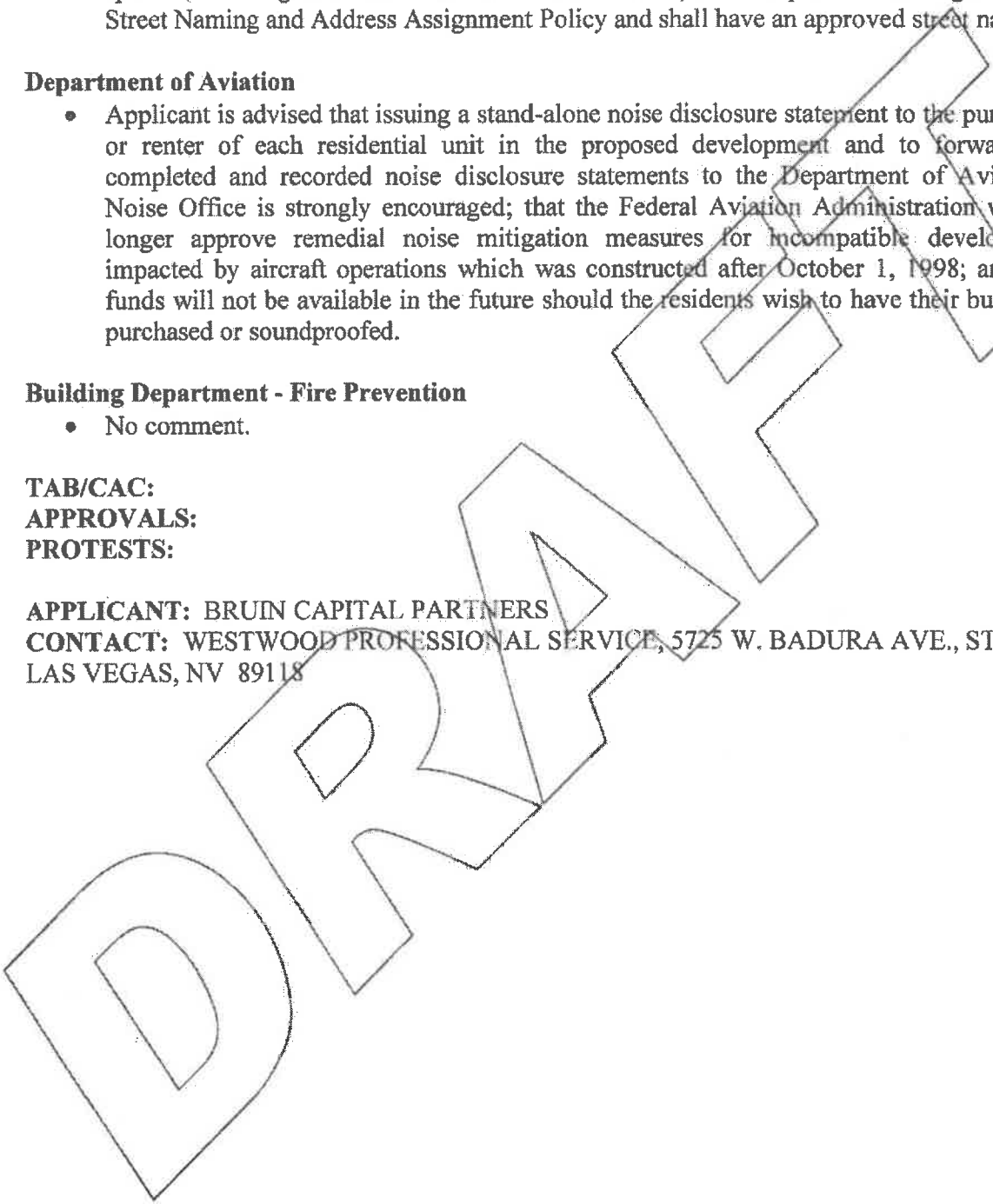
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRUIN CAPITAL PARTNERS

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





TENTATIVE MAP APPLICATION 16A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>1M-21-500115</u>	DATE FILED: <u>7/14/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC DATE: <u>8/11/21</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>9-18-21, 10-8-21</u>	
		FEE: _____	

PROPERTY OWNER	NAME: <u>CFT Lands, LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u>
APPLICANT	NAME: <u>Bruin Capital Partners, LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</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>Westwood Professional Services</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 #: _____

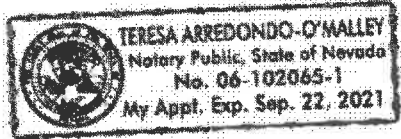
ASSESSOR'S PARCEL NUMBER(S): 177-29-301-002 & 034

PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Valley View
 TENTATIVE MAP NAME: Highlands Ranch East

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.

Lawrence D. Canarelli, President
 Property Owner (Signature)* Property Owner (Print) Investment Manager, Inc., its Manager

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 1, 2021 (DATE)
 By Lawrence D. Canarelli, President
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



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

08/18/21 BCC AGENDA SHEET

PUBLIC FACILITY (FIRE STATION)
(TITLE 30)

RAINBOW BLVD/RAVEN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-21-0381-USA:

ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) public facility (fire station); 2) lighting; 3) signage; and 4) finished grade.

Generally located on the south side of Raven Avenue, 260 feet to the west of Rainbow Boulevard within Enterprise (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:
176-22-501-014

WAIVER OF DEVELOPMENT STANDARDS:
Reduce throat depth to 24 feet where a minimum depth of 25 feet is required per Uniform Standard Drawing 222.1 (a 4% reduction).

- DESIGN REVIEWS:**
1. Fire station.
 2. Lighting.
 3. Signage.
 4. Increase finished grade to 40 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 123% increase).

LAND USE PLAN:
ENTERPRISE / COMMERCIAL GENERAL

BACKGROUND:
Project Description

- General Summary
- Site Address: N/A
 - Site Acreage: 2.5
 - Project Type: Public facility (fire station)
 - Number of Stories: 1
 - Building Height (feet): 27

- Square Feet: 9,973
- Parking Required/Provided: 34/34

Site Plan

This is a request for a conforming zone change to reclassify the subject parcel to a P-F zone for a proposed fire station located on a 2.5 acre site. The building is centrally located within the project site and has the following setbacks: 1) 72 feet from the north property line, adjacent to Raven Avenue; 2) 81 feet from the south property line; 3) 72 feet from the east property line; and 4) 95 feet from the west property line, adjacent to Rosanna Street. ET-20-400094 (VS-17-0049) was the first extension of time approved for the vacation of the western half of Rosanna Street. The overhead roll-up doors for the emergency vehicles are oriented towards Raven Avenue. Access to the site is granted via a proposed driveway located at the northeast corner of the parcel, adjacent to Raven Avenue. A minimum throat depth of 24 feet is provided for the driveway, necessitating a waiver of development standards for reduced throat depth. A 5 foot wide attached sidewalk is provided along Raven Avenue. The proposed facility requires a total of 34 parking spaces where 34 parking spaces are provided. A 55 foot high flagpole is also featured at the northeast corner of the building, with a minimum setback of 60 feet from the north property line adjacent to Raven Avenue.

Landscaping

The plans depict a landscape area with a minimum width of 10 feet located along Raven Avenue, consisting of 24 inch box trees, shrubs, and groundcover. Landscape areas with a minimum width of 10 feet are also located along the east and south property lines of the site, and feature 24 inch box trees. A landscape area measuring 30 feet to 70 feet in width is provided along the west property line featuring 24 inch box trees, shrubs, and groundcover. A 6 foot high decorative fence is proposed along the east, south, and west property lines of the project site.

Elevations

The plans depict a proposed 1 story fire station with an overall height of 26 feet to the top of the roof. The building features a combination of flat roofs concealed behind parapet walls and pitched roofs consisting of decorative standing seam roofing material. The exterior of the building consists of CMU block, stone veneer, decorative metal siding, and aluminum doors and windows. Three overhead roll-up doors are featured on the north elevation of the building oriented towards Raven Avenue. The fire station will be painted with neutral, earth tone colors.

Floor Plans

The plans depict an overall floor area measuring 9,973 square feet. The building consists of apparatus bays for the fire trucks, equipment storage, and maintenance areas. Living quarters for the fire fighters, offices, dining areas, kitchen, a fitness room, and miscellaneous other rooms are also depicted on the plans.

Lighting (photometric plan)

The plans depict the type of lighting, approximate heights of the proposed freestanding luminaries (light poles), and a photometric plan. Light poles measuring 17.5 feet in height are located along the southeast, south, and southwest property lines of the site, adjacent to the parking lot for the fire station. All light poles consist of LED light fixtures.

Signage

The monument sign is located immediately north of the fire station, with a minimum setback of 10 feet from the north property line, adjacent to Raven Avenue. The plans depict a 4.5 foot high sign consisting of CMU block and a powder coated aluminum panel. A digital sign, with text only, measuring 9.5 square feet is centrally located on the face of the monument sign structure.

Applicant's Justification

The applicant states the reduction in throat depth is sufficient for traffic coming to the site due to the nature of the facility. The majority of the site traffic will be generated by employees during scheduled shift changes and the remaining traffic is anticipated to be minimal. Additionally, the reduction of the throat depth will be minimal allowing for the ADA parking to be located directly in front of the building, eliminating the need for ADA occupants from crossing the drive aisle to access the building, increasing the overall safety of the site.

Surrounding Land Use

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

*The subject parcel and the surrounding area are located within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This is a request for a conforming zone change to reclassify the subject parcel to a P-F zone. Policy CPB13 from the Public Buildings Element of the Comprehensive Master Plan encourages all public buildings to be reclassified to a P-F zoning district. The proposed site of the fire station is in close proximity to recently approved and existing residential developments, in addition to commercial developments along Rainbow Boulevard and Blue Diamond Road. Staff finds that locating needed emergency service facilities closer to existing developments, this request complies with Goal C of the Public Buildings Element of the Comprehensive Master Plan, which encourages maximized service delivery and human resource utilization. This request also complies with Land Use Goal 2 which encourages providing opportunities for a mix of uses such as recreational (parks), public facilities, and residential within close proximity to each other. Furthermore, the proposed zone change complies with the goals, policies, and objectives from Clark County Fire and Emergency Services Report. Therefore, staff can support this request.

Waiver of Development Standards

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

Design Review #1

The proposed fire station will assist in meeting the emergency service demands within Enterprise. The design of the fire station complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Staff finds the height and design of the fire station is compatible with the surrounding land uses and should not impact the adjacent properties. Urban Specific Policy 22 encourages the public access portion of all building footprints visible from a right-of-way or a residential use to have a landscape area between the building and parking area. The plans depict landscape areas located on the east and west sides of the fire station, separating the parking and drive aisles from the building. The design of the site is functional, orderly, and complies with several goals of the Comprehensive Master Plan; therefore, staff recommends approval.

Design Review #2

The plans indicate the lighting fixtures will be shielded and/or directed away from the abutting land uses. The photometric calculations submitted for the lighting indicate the on-site lighting will not have a negative impact on the abutting developments. Staff finds the lighting plan complies with Urban Specific Policy 15 of the Comprehensive Master Plan which states that lighting design should be sensitive to off-site residential uses. This policy also encourages all light sources to be shielded to direct light away from residential uses. Therefore, staff recommends approval.

Design Review #3

The proposed monument sign, located in front of the building, is intended to assist the public in identifying the fire station. The minimum amount of signage should not have an impact on the previously approved single family residential development to the north of this site, across Raven Avenue. The proposed monument sign complies with Urban Specific Policy 20 of the Comprehensive Master Plan which encourages all signage to be compatible with building styles on-site and with surrounding development. Therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in the throat depth for the Raven Avenue driveway. The applicant removed the ADA accessible parking that was located directly adjacent to the ingress side of the driveway to allow vehicles to safely exit the right-of-way.

Design Review #4

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff

will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MORIAH CURRAN

CONTACT: MORIAH CURRAN, PGAL, 3379 W. OQUENDO RD., LAS VEGAS, NV 89118



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

17A

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

STAFF	DATE FILED: <u>7/14/21</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>EXEMPT</u> CHECK #: <u>-</u> COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>26-21-0381</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>8/11/21</u> TIME: <u>6:00</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>8/18/21 @ 9:00 AM</u> ZONE / AE / RNP: <u>P-E / NONE / NONE</u> PLANNED LAND USE: <u>ENTCG</u> NOTIFICATION RADIUS: <u>4000</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
PROPERTY OWNER	NAME: <u>USA and Clark County (RPM) Lease</u> ADDRESS: <u>500 Grand Central Parkway, 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>7022-455-2907</u> CELL: <u>-</u> E-MAIL: <u>lisak@ClarkCountyNV.gov</u>	
APPLICANT	NAME: <u>Clark County Department of Real Property Management</u> ADDRESS: <u>500 Grand Central Pkwy, 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-2459</u> CELL: <u>-</u> E-MAIL: <u>kenneth.ballard@clarkcountynv.gov</u> REF CONTACT ID #: <u>-</u>	
CORRESPONDENT	NAME: <u>PGAL, LLC</u> ADDRESS: <u>3379 W. Oquendo Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-730-4923</u> CELL: <u>-</u> E-MAIL: <u>RSBeltran@pgal.com</u> REF CONTACT ID #: <u>-</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-22-501-014

PROPERTY ADDRESS and/or CROSS STREETS: Raven Avenue & Rosanna Street

PROJECT DESCRIPTION: To develop a 3-Bay Fire Station

(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)*

 Lisa Kremer
 Property Owner (Print)

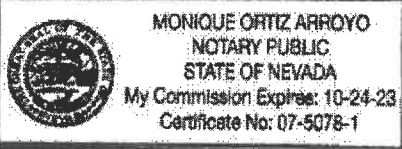
STATE OF NEVADA

COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JUNE 23, 2021 (DATE)

By LISA KREMER, DIRECTOR

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.



March 17, 2021

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

PLANNER
COPY

Re: Justification Letter
Clark County Fire Station #39

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
DENVER
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SALT LAKE CITY
SAN DIEGO

Attn: Planning Staff.

Please accept this letter for the above referenced Clark County project to be located on Rosanna Street and Raven Ave. near S. Rainbow Blvd. The project is a 3-Bay Fire Station for the Clark County Fire Department and will serve to protect the surrounding community. The design, which is a CC prototype previously constructed at Fire Station #16 on Washington Avenue, is simple and contemporary and includes the use of integrally colored CMU and locally quarried stone. Landscaping consists of drought tolerant planting native to desert environments." The west half of Rosanna vacation was approved under VS-17-0049.

The project site is a stand alone parcel (APN 176-22-501-014) owned by USA, (Clark County Lease Pending). All the other parcels surrounding the site is privately owned.

We are requesting the Following Land Use Applications:

1. Design review for the project to include a review of the flagpole with 35' height, marquee sign (including motion messaging and square footage and all exterior lighting).
2. Zone Change – Conforming: For the entire parcel to P-F Zoning
3. We are requesting a Waiver to Development Standards to accommodate the site conditions and provide safe and functional experience to the users. The waiver is regarding the throat depth required by RTC Standard Design Documents DWG. 222.1, which requires a 25' minimum for parking lots less than 50 parking spaces. Per the design requirement the driveway is 32' for two-way traffic, however the throat depth is 3'-7" on the west of the drive aisle, or an 86% decrease, respectively. We believe that the reduction in throat depth is sufficient for traffic coming to the site due to the nature of facility. Majority of the site traffic will be for employees during scheduled shift changes, the remaining traffic is anticipated to be minimal. Additionally, the reduction of the throat depth will allow for the ADA parking to be located directly in front of the building, eliminating the need for ADA occupants from crossing the drive aisle to access the building, increasing the overall safety of the site.

PGAL, LLC
7373 Peak Dr., Suite 170
Las Vegas, NV 89128

! 702 435 4448
! 702 435 4470

Jeffrey P. Gerber, AIA | Ken Brown, AIA | David L. Andrews, AIA | Paul D. Bonnette, AIA | Jefferson D. Bullie III, AIA | Dennis M. Comiskey, PE
Matthew Ellis, AIA | Samuel J. Ferreri, AIA | Beth Funk | Cheryl Gajeske, AIA | Costas Georghica, PE | Benjamin J. Girardin, AIA
Ryan Joselovsky, PE | Sharon Leng | Michael H. Lloyd, AIA | David F. Moss, AIA | Greg Mullin, AIA | Ian A. Nestler, AIA | Ivan Pire, AIA
Chris Ruebush, AIA | Derron S. Vindik, PE | Jeffrey A. Weiner, AIA

4. We are requesting a Design Review to increase the finished grade for the project site. This request is to fill the site more than 40" where 18" is permitted due to stormwater drainage conditions and the anticipated flow-depth of storm water in Raven Street. The maximum amount of fill required for the building FFE is 3.4 feet.

If you have any question about the Application, please do not hesitate to contact me. Thank you for your time.

Thank you,

A handwritten signature in black ink, appearing to be the name 'Benjamin Girardin', written in a cursive style.

Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

09/07/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

BLUE DIAMOND RD/BELCASTRO ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400114 (VS-19-0356)-GOLDEN LANTERN LLC & ADAS LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Belcastro Street and Rainbow Boulevard within Enterprise (description on file). JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

176-22-601-005; 176-22-601-007

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The previously approved plans depict the vacation and abandonment of government patent easements ranging in width from 3 feet to 33 feet located along the perimeter and within the interior of the project site. The patent easements are not needed for roadway purposes and the vacation and abandonment is necessary for the recording of a commercial subdivision map.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0356:

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

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

Applicant's Justification

The applicant indicates that additional time is needed to finalize and record VS-19-0356. Delays have been encountered with drainage issues that require more time to resolve. Circumstances have not changed since the original approval.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0356	Vacated easements located between Agate Avenue and Blue Diamond Road	Approved by PC	June 2019
TM-19-500097	Commercial subdivision on 4.1 acres in a C-1 (Local Business) Zone	Approved by PC	June 2019
ZC-18-0434	Reclassified the project site from U-V to C-1 zoning for a proposed mini-warehouse facility	Approved by BCC	July 2018
NZC-0499-07	Reclassified the subject site from U-V to C-1 zoning for a mini-warehouse facility, recreational vehicle and boat storage with a manager's residence - expired	Approved by BCC	July 2007
VS-0497-07	Vacated and abandoned patent easements within the boundaries of the subject site - expired	Approved by BCC	July 2007
ZC-0972-05	Reclassified the project site from R-E to U-V zoning with a use permit for a mixed-use development on the site - expired	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	H-2 & R-E (RNP-I)	Undeveloped
South	Commercial General	H-2	Cox communication facility
East	Commercial General	C-2	Undeveloped
West	Office Professional	R-E & H-2	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.

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 June 18, 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MOMENI ENGINEERS LLC

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

18A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>ET-21-400114</u>	DATE FILED: <u>7/13/21</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>VS19-0356</u>			PLANNER ASSIGNED: <u>JGH</u>	TAB/CAC DATE: <u>8/11/21</u>
			TAB/CAC: <u>Enterprise</u>	
			PC MEETING DATE: <u>9/7/21</u>	
			BCC MEETING DATE: _____	
			FEE: <u>\$300</u>	<u>6:00pm</u>

PROPERTY OWNER	NAME: <u>GOLDEN LANTERN LLC et al & ADAS LLC</u>
	ADDRESS: <u>33741 SHAMROCK LANE</u>
	CITY: <u>SAN JUAN CAPISTRANO</u> STATE: <u>CA</u> ZIP: <u>92675</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>MOMENI ENGINEERS LLC</u>
	ADDRESS: <u>3110 S. DURANGO DRIVE STE 205</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: <u>(702) 902-2444</u> CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>JOHN VORNSAND AICP</u>
	ADDRESS: <u>62 SWAN CIRCLE</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>(702) 896-2932</u> CELL: _____
	E-MAIL: <u>john@vornsandconsulting.com</u> REF CONTACT ID #: <u>165449</u>

ASSESSOR'S PARCEL NUMBER(S): 176-22-601-005 & 007

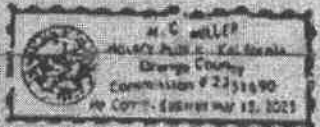
PROPERTY ADDRESS and/or CROSS STREETS: 7202 BLUE DIAMOND ROAD (BLUE DIAMOND/BELCASTRO)

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 make this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and entries contained herein are in all respects true and correct to the best of my knowledge and belief, and I understand that this application must be complete and accurate before a hearing can be conducted.

Nassim Bayat, MM
Property Owner (Signature)

NASSIM BAYAT
Property Owner (Print)

STATE OF NEVADA California
COUNTY OF Orange
SUBSCRIBED AND SIGNED BEFORE ME on June 4th, 2021 (DATE)
by Nassim Bayat
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.

JOHN VORNSAND, AICP
Planning & Zoning Entitlements
62 SWAN CIRCLE
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Email: john@vornsandconsulting.com

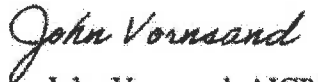
PLANNER
COPY

June 17, 2021

RE: Justification Letter - Extension of Time - VS-19-0356

The applicant is respectfully requesting additional time in which to finalize and record VS-19-0356. The Vacation & Abandonment request is for Government Patent easements only and circumstances have not changed since the original approval. Delays have been encountered with drainage issues and additional time is needed to resolve. A tentative map for a commercial subdivision (TM-19-500097) was approved in 2019 and engineering has continued for the site.

SINCERELY


John Vornsand, AICP

09/07/21 PC AGENDA SHEET

CONVENIENCE STORE/
GASOLINE STATION
(TITLE 30)

DECATUR BLVD/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0352-A & A, LLC & A & A III, LLC:

ZONE CHANGE to reclassify 1.7 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone.

USE PERMITS for the following: 1) reduce separation for a convenience store to a residential use; and 2) reduce separation for a gasoline station (canopy) to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) alternative bus stop placement.

DESIGN REVIEW for a convenience store with gasoline station.

Generally located on the northwest corner of Decatur Boulevard and Silverado Ranch Boulevard within Enterprise (description on file). JJ/t/jo (For possible action)

RELATED INFORMATION:

APN:

176-24-801-019

USE PERMITS:

1. Reduce the separation for a convenience store to a residential use to 64 feet where 200 feet is the minimum per Table 30.44-1 (a 68% reduction).
2. Reduce the separation for a gasoline station (canopy) to a residential use to 63 feet where 200 feet is the minimum per Table 30.44-1 (a 69% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce throat depth for the driveway on Decatur Boulevard to 3 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (an 88% reduction).
 - b. Reduce throat depth for the driveway on Silverado Ranch Boulevard to 3 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (an 88% reduction).
 - c. Reduce the departure distance on Silverado Ranch Boulevard to 169 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (an 11% reduction).
2. Reduce the distance from the street corner to the start of a shared right turn lane/bus turnout to zero feet where 30 feet is required per Uniform Standard Drawing 234.4 (a 100% reduction).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.7
- Project Type: Convenience store/gasoline station
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 5,200
- Parking Required/Provided: 21/28

Neighborhood Meeting Summary

The applicant mailed out the required notices to surrounding property owners within a 1,500 foot radius notifying the property owners of a virtual meeting on December 15, 2020. Four neighbors attended the meeting, and topics discussed included whether an additional convenience store and gasoline station was needed in the area, traffic, pedestrian safety, road improvements, and the construction timeline.

Site Plan

The site plan depicts a convenience store with a fuel canopy located near the center of the site. Setbacks for the convenience store include 64 feet to the north property line, 79 feet to the west property line, and 96 feet to the south property line along Silverado Ranch Boulevard. The fuel canopy is located 64 feet to the east of the convenience store, and setbacks for the fuel canopy include 63 feet to the north property line, 55 feet to the east property line along Decatur Boulevard, and 48 feet to the south property line along Silverado Ranch Boulevard. Use permits are necessary to reduce the separation for the convenience store and fuel canopy to the planned residential uses to the north and west of the site.

Access to the site is provided by a driveway from Decatur Boulevard and a driveway from Silverado Ranch Boulevard. Waivers of development standards are necessary for alternative driveway geometries and alternative bus stop placement. Parking spaces are located on the north, east, and south sides of the convenience store, and loading spaces and trash enclosures are located on the west side of the convenience store. The trash enclosure is set back 52 feet from the west property line and 57 feet to the north property line. Tables and chairs are provided on the south side of the convenience store for guests; however, this is not considered outside dining and is not subject to the outside dining design standards and separation requirements.

Landscaping

Landscaping along the north property line includes a landscape strip that ranges in width from 10 feet to 25 feet with a 5 foot wide pedestrian walkway connecting Decatur Boulevard to the front of the convenience store. The portion of the landscaping next to the sidewalk must be at least 5 feet 6 inches wide to comply with Title 30 standards for landscaping adjacent to a less intense use. Along the west property line, the landscape strip ranges in width from 10 feet to 15 feet.

Although it is not shown on the plans, trees along both the north and west property lines must be spaced 20 feet on center to comply with Title 30 requirements. Along the east property line, adjacent to Decatur Boulevard, landscaping is 15 feet wide with a 5 foot wide detached sidewalk. Along the south property line, adjacent to Silverado Ranch Boulevard, landscaping ranges in width from 5 feet to 20 feet behind an attached sidewalk, which is adjacent to a bus turnout. Since the shared right turn lane and bus turnout extends along most of the southern property line, the sidewalk is not required to be detached. A pedestrian connection is also provided from Silverado Ranch Boulevard, near the future bus shelter, to the front of the convenience store. Internal to the site, landscaping is provided in parking lot landscape fingers.

Elevations

The 23 foot tall convenience store includes parapet walls at various heights along the roofline, and the sides of the building include offset surface planes to break-up the visual mass. Exterior materials include stone veneer base and accents, cement walls painted earth tone colors, metal awnings, and a storefront window system.

The fuel canopy is 21 feet tall, and the columns include a split-face CMU block veneer base and cement wall panel system around a steel column support structure.

Floor Plans

The 5,200 square foot convenience store includes a sales floor area, back of house, cashier area, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the reduced separations for the convenience store and gasoline station to the north and west will not create any negative impacts since the adjacent properties are undeveloped. Both the convenience store and fueling canopy are placed on the parcel in a configuration that provides the maximum separation from the adjacent residential planned land uses while still providing safe circulation for vehicular traffic. Regarding the alternative driveway geometrics, the applicant indicates that the design provides ample circulation for vehicles entering the site. The reduced departure distance and the alternative bus stop placement along Silverado Ranch Boulevard are necessary since the street frontage is approximately 230 feet long, and the driveway is placed as far west as possible leaving only 160 feet for the right turn lane.

Overall, the applicant indicates that the convenience store and gasoline station will provide enhanced consumer products and services to the area, and the development is not detrimental to the public health, safety, or welfare.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700061	Land use plan amendment to redesignate the existing land use category from RH (Residential High) to CG (Commercial General) - process cancelled due to pandemic	N/A	N/A

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac)	R-E	Undeveloped
South	Commercial General	R-E	Undeveloped
East	Commercial General	C-2	Convenience store, gasoline station, & tavern
West	Residential High (8 to 18 du/ac)	R-E	Undeveloped

The subject site and surrounding parcels are 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

Current Planning

Zone Change

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

- 1. A change in law, policies, trends, or facts after the adoption, 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.*

Rapid residential development has occurred in the Enterprise Township since the most recent update of the Land Use Plan. As a result, C-2 zoned parcels are necessary for commercial development to provide goods and services to the residents in the area. Reclassifying the subject site to C-2 will provide an opportunity for commercial development.

- 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 northeast corner of Silverado Ranch Boulevard and Decatur Boulevard is zoned C-2 and developed with a convenience store, gasoline station, and tavern. Also, both the southeast and southwest corners of the Silverado Ranch Boulevard and Decatur Boulevard intersection is

undeveloped and planned for Commercial General uses. As a result, the proposed C-2 zoning would be compatible with both the existing and planned uses on each corner of the intersection.

Adjacent to the subject site, the parcel to the north and the parcel to the west are undeveloped and planned for Residential High uses. The proposed C-2 zoning could act as a buffer from the traffic at the intersection of Silverado Ranch Boulevard and Decatur Boulevard to the future Residential High uses on the adjacent parcels. Therefore, the C-2 zoning will be compatible with the adjacent residential planned land uses as well.

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

There has been no indication from utility purveyors that the proposed C-2 zoning would negatively impact any public facilities and services.

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

Land Use Goal 9 in the Comprehensive Master Plan encourages commercial development in appropriate locations throughout the community. This site is located at the corner of 2 arterial streets, and commercial development is typically located adjacent to large thoroughfares. As a result, the proposed nonconforming zone boundary amendment conforms to the applicable adopted plans and goals for Clark County.

Summary

Zone Change

Tremendous residential growth in Enterprise has increased the demand for supporting commercial development, and the location of the proposed C-2 zoning is compatible with surrounding existing and planned land uses. Furthermore, the zoning will not negatively impact public facilities and services, and the proposed zoning conforms to applicable goals in the Comprehensive Land Use Plan; therefore, staff can support the request.

Use Permits

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

The proposed convenience store and gasoline station are centrally located and on the eastern side of the site, which is away from the adjacent residential planned land uses. This will allow for safe on-site circulation while maintaining a landscape buffer between the convenience store and gasoline station from the future residential uses. Lastly, the adjacent parcels are undeveloped, and future uses will take into consideration the development of the convenience store and gasoline station. As a result, staff does not anticipate any negative impacts from the reduced separation.

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.

Design Review

Urban Specific Land Use Policy 66 encourages commercial development to provide access points on arterial and collector streets. Here, the convenience store and gasoline station will have access points on 2 arterial streets, Silverado Ranch Boulevard and Decatur Boulevard. Furthermore, Policy 67 encourages appropriate buffers, building height, and materials. The proposed landscaping, building height, and building materials comply with Title 30 standards, are appropriate for the area, and are aesthetically pleasing. As a result, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #1a

Staff has no objection to the reduction in the throat depth for the Decatur Boulevard commercial driveway. The applicant provided ample room on the ingress side of the driveway, allowing vehicles to safely exit the right-of-way.

Waiver of Development Standards #1b

Staff has no objection to the reduction in the throat depth for the Silverado Ranch Boulevard commercial driveway. Per a request from the Regional Transportation Commission, a combination right turn lane/bus turnout will be provided at this driveway, which creates extra room for vehicles to be out of the travel lanes when accessing the site.

Waiver of Development Standards #1c

Staff has no objection to the reduction in the departure distance for the Silverado Ranch Boulevard commercial driveway. The applicant placed the driveway as far west as the site will allow.

Waiver of Development Standards #2

Staff has no objection to the reduced length of the transition from the intersection to the bus storage lane for the bus stop on Silverado Ranch Boulevard since there is not enough room on site to meet the minimum requirement.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 6, 2021 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 3 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Boulevard and/or Decatur Boulevard improvement projects within 30 days by submitting a Separate Document to the Map Team;
- 90 days to record the above-mentioned right-of-way dedications and any corresponding easements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a combination right turn lane/bus turnout including passenger loading/shelter areas in accordance with RTC standards.

Building Department - Fire Prevention

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0073-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

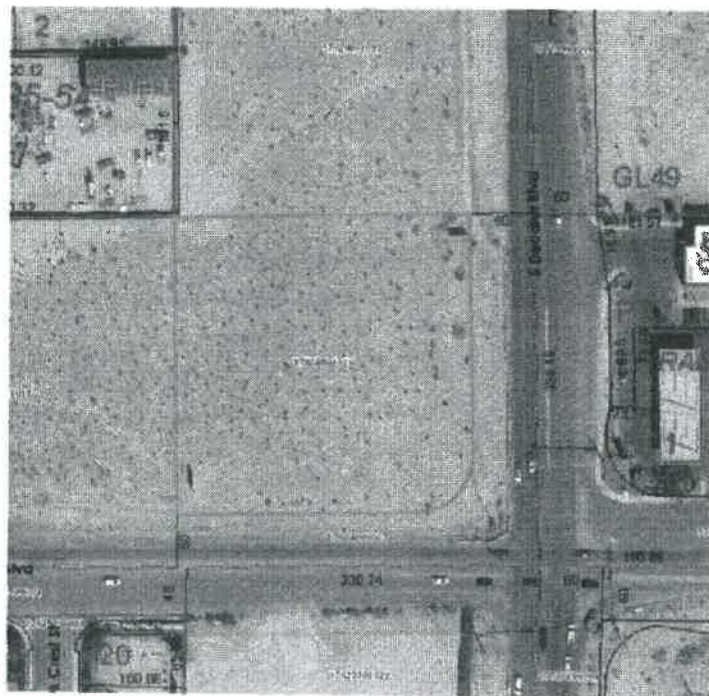
APPLICANT: LAND DEVELOPMENT CONSULTANTS, LLC
CONTACT: LAND DEVELOPMENT CONSULTANTS, LLC, 11811 N. TATUM BLVD,
SUITE 1051, PHOENIX, AZ 85028

DRAFT

Justification Letter

Circle K Store
NWC of S. Decatur Blvd. and Silverado Ranch Blvd.
Las Vegas, Nevada
APN 176-24-801-019

Circle K Stores Inc. proposes the construction of a new 5,200 square foot retail convenience store with 6 gasoline dispensing pumps. The proposed project is located at the NWC of S. Decatur Blvd. and Silverado Ranch Blvd. and more specifically identified as a portion of APN #176-24-801-019 (the "Property"). The Property is currently zoned R-E, Rural Estates and Planned for RH, Residential High. The project is shown in the aerial photo below.



The proposed Circle K facility will be operated 24 hours a day, 7 days a week. The Property has existing commercial property to the east, and vacant land directly north, south, and west. These uses, along with being located on a major arterial street, makes this location ideal for a convenience store with gas pumps.

Circle K Stores Inc. request to process a Zone Change, Special Use Permits, Waiver of Development Standards, and Design Review.

Nonconforming Zone Change:

Clark County staff is requesting the applicant Circle K Stores Inc. to file a Non-Conforming Zone Change from R-E to C-2. The property, #176-24-801-019, is currently zoned R-E, Rural Residential. Circle K Stores Inc. requests to rezone to C-2, General Commercial District in order to conform with the neighboring corner parcels. The parcel located at the NEC of Silverado Ranch and Decatur Blvd is zoned C-2, General Commercial District. The Parcels located at the SWC and SEC of Silverado Ranch and Decatur Blvd are Zoned R-E but planned for Commercial.

Special Use Permits:

Pursuant to Title 30.44, Special Use permits are required to reduce the separations from the convenience store, fuel canopy and outdoor picnic tables from the adjacent residential uses. Each of the uses require a 200-foot setback from the residential use. The properties to the north and west are zoned residential but are currently undeveloped. The property to the northwest is currently developed as residential

1. The Fueling Canopy is proposed to be 59.5 feet setback from the undeveloped residential property to the north, and 200 feet from the parcel to the northwest which is currently developed as residential. The canopy is separated from the parcel to the west by the convenience store. The fueling canopy has been placed on the parcel in a configuration to accommodate safe circulation for vehicular traffic.
2. Convenience Store is proposed to be 84 feet setback from the undeveloped residential property to the west, 59 feet setback from the undeveloped residential property to the north, and over 200 feet away from the parcel to the northwest. The store has been placed on the parcel in a configuration to provide the maximum distance of separation possible while still providing safe onsite accessibility for pedestrians and cars.
3. The Outdoor Picnic Tables are 106.6 feet setback from the undeveloped residential property to the west. No food service will be provided at the outdoor picnic tables. The tables are simply a convenience for customers.

Pursuant to Title 30.44, a Special Use permit is required to provide outside dining not in conjunction with a restaurant.

- The Outdoor Picnic Tables are provided at the south entrance to the convenience store. No food service will be provided at the outdoor picnic tables. The tables are simply a courtesy for customers.

Waiver of Development Standards:

Circle K Stores Inc. is requesting a Waiver of Development Standards for the following items.

Driveway #1 (S. Decatur Blvd) :

Driveway #1 will require a waiver for the throat depth required by Standard Drawing 222.1. Driveway #1 is a 35-foot-wide driveway located along Decatur Blvd. The driveway's throat depth is 3.75 feet where 25 feet is required. The layout of the site provides ample circulation for vehicles entering through this driveway. Vehicles will not be impeded by the backing of parked vehicles nor vehicles stacked at the pump.

Driveway #2 (W. Silverado Ranch Blvd) :

Driveway #2 will require a waiver for the departure and throat depth required by Standard Drawing 222.1.

Driveway #2 is a 35-foot-wide driveway located along Silverado Ranch.

The driveway's departure to Silverado Ranch Blvd is 169 feet where 190 feet is required. The Driveway has been placed as far west as possible while remaining on the subject parcel.

The throat depth is 3 feet where 25 feet is required. The layout of the site provides ample circulation for vehicles entering through this driveway. Vehicles will be able to enter and not be impeded by the backing of parked vehicles.

Right Turn Lane (W. Silverado Ranch Blvd) :

RTC requests a bus turnout with shelter pad behind the sidewalk for future east-west bus service along Silverado Ranch Blvd. RTC is acceptable to this turnout being provided as a shared right turn lane/bus turnout per Standard Drawing 234.4. To provide a right turn lane on Silverado Ranch Blvd a waiver is needed for the distance from street corner to start of entry taper to be 0 feet where 30 feet is required. Frontage of the parcel along Silverado Ranch and Decatur is only 200 feet, and a 35 foot driveway is placed as far from the corner as possible, leaving only 160 feet for the turn lane.

Design Review:

Circle K Stores Inc. proposes to develop on the northwest corner of Decatur Blvd and Silverado Ranch Blvd in Las Vegas. The Property is currently zoned R-E, Rural Estates and Planned for RH – Residential High. The parcels located at the NEC of Silverado Ranch and Decatur is zoned C-2, General Commercial District. The Parcels located at the SWC and SEC of Silverado Ranch and Decatur are Zoned R-E but planned for Commercial.

Architectural Design: The proposed building will be one (1) story with a maximum height of twenty-three (23) feet, eight (8) inches. The store will include enhanced architectural elements and the use of a variety of materials and colors. The materials and colors will feature a range of tans and browns in the color palette, accented with the use of CMU split-face block and stone. The architectural theme is continued on the fuel canopy and monument signs to provide a consistent architectural theme for the development project. The canopy is designed to include vivid colors.

Landscaping: The site will be very well landscaped in an effort to visually buffer the project while maintaining the openness and continuity of existing landscaping in the area.

Site Lighting: The Site Lighting will conform to the requirements of Clark County and will be located in strategic locations throughout and along the perimeter of the project to provide sufficient illumination while not impacting any of the adjoining properties. All lights within the building façade and fuel canopy are flush mounted so as not to cause light spillage. All other site fixtures provide for screening or shielding of the illumination source to further prevent light spillage.

Site Access: Access to the Circle K will be provided by a full access driveway on Decatur Blvd and a full access drive on Silverado Ranch Blvd.

Parking and Circulation: The design of the site provides for ample on-site circulation as well as space for vendor and fuel delivery parking. The pedestrian paths are clearly delineated by concrete and striping and outdoor seating has been provided. The area south of the trash enclosure will be utilized by vendors to park and unload their supplies. The pavement will not be marked but merely be kept clear for parking to unload as opposed to vendors parking in customer parking areas.

Summary: The proposed development will bring a new and aesthetically pleasing facility along the highly traveled corridor. We believe the project will bring new, enhanced consumer products and services to the area and surrounding communities and is not detrimental to the public health, safety or welfare, nor cause damage or nuisance arising from noise, smoke, odor, dust vibration or illumination. The fueling facility is designed with state-of-the-art containment and vapor recovery systems to ensure protection of the environment. Through the use of landscaping and building design, we believe that the proposed development mitigates any adverse impacts on the natural environment. Furthermore, we believe that the project meets the general intent and purpose of the Clark County Zoning Code. Therefore, we request that the Conforming Zone Change, Design Review, and Waiver of Development Standards be approved.

Sincerely,

Jodi A. Hamill
Land Development Consultants

11811 N. Tatum Boulevard, Suite 1051
Phoenix, Arizona 85028
602-549-9125



LAND DEVELOPMENT
CONSULTANTS, LLC

Project Description & Compelling Justification

Circle K Store

NWC of S. Decatur Blvd. and Silverado Ranch Blvd.

Las Vegas, Nevada

APN 176-24-801-019

Project Description

Circle K Stores Inc. proposes the construction of a new 5,200 square foot retail convenience store with 6 gasoline dispensing pumps. The proposed project is located at the NWC of S. Decatur Blvd. and Silverado Ranch Blvd. and more specifically identified as a portion of APN #176-24-801-019 (the "Property"). The site has two access points, one along Decatur Blvd and one along Silverado Ranch Blvd. The project proposes to provide a 5-foot wide sidewalk along each right-of-way. The proposed building will be one (1) story with a maximum height of twenty-three (23) feet, eight (8) inches. The store will include enhanced architectural elements and the use of a variety of materials and colors. The materials and colors will feature a range of tans and browns in the color palette, accented with the use of CMU split-face block and stone. The architectural theme is continued on the fuel canopy and monument signs to provide a consistent architectural theme for the development project. The canopy is designed to include vivid colors. The proposed Circle K facility will be operated 24 hours a day, 7 days a week.

The Property is currently zoned R-E, Rural Estates and Planned for RH, Residential High. Circle K Stores Inc. requests to rezone to C-2, General Commercial District in order to conform with the neighboring corner parcels. The parcel located at the NEC of Silverado Ranch and Decatur Blvd is zoned C-2, General Commercial District. The parcels located at the SWC and SEC of Silverado Ranch and Decatur Blvd are Zoned R-E but planned for Commercial.

Surrounding Zoning and Land Use

Directly adjacent to the property to the north and west are vacant parcels zoned R-E, Rural Estates and planned for RH, Residential High. Further to the north and west, parcels are currently zoned R-E with a variety of planned land uses including RL, RH, RS and CN. To the east across Decatur is a Terrible's Gas Station with Convenience Store, and farther to the east and north are vacant parcels zoned R-E with planned uses of GC and BDRP. To the south east are vacant parcels zoned R-E with planned uses of CG. Directly south across Silverado Ranch Blvd is a vacant parcel owned by Clark County zoned R-E with a planned use of CG., and southwest of the property is a single-family residential development zoned R-2, use of RM.

Compelling Justification:

Pursuant to Title 30.12, the Non-Conforming Zone Change amendment process requires the applicant provide Compelling Justification that approval of the non-conforming zoning is appropriate. A Compelling Justification as defined in Title 30.08.040 mean the satisfaction of the four criteria 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 amendment appropriate.*

There are unique circumstances surrounding the property which may make this request appropriate. The property is on the corner of two arterial roadways and surrounded by planned residential developments in various stages of construction. In this area of southwest Clark County, it is desirable to have a commercial development at the corners of major and minor arterial streets as opposed to a residence on the major corner. Within densely developed residential areas, retail services within an acceptable distance are a desired necessity for residents of the local community. The impacts for this use will be minimal and will be offset by the benefit provided to the residents.

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

The existing and planned uses for this request are compatible with the surrounding community. The majority of parcels are vacant, and those that are developed are medium to low density. The planned use of a gas station on an arterial corner provides an appropriate transition between transportation networks and residences. Besides the aforementioned gas station and convenience store directly across Decatur Blvd, the nearest similar services are one and two miles away.

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.*

If this use is allowed, this site will have no substantial effect on public services and facilities despite traffic generation. Based on an average daily traffic count of 3,053, this traffic generation will most likely not adversely impact the residential development in the area as many of those utilizing the services of the site will be the local residents themselves. Since there are gas station/convenience stores along the high volume use of Interstate 15 located approximately 1.5 miles east, and along Blue Diamond approximately 1.25 miles to the north, this site will not attract a large amount of transient traffic.

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

This proposal generally conforms to a number of Goals and Policies contained within the Clark County Comprehensive Land Use Plan.

1) Land Use Goal #9 which encourages commercial development in appropriate locations throughout the community; 2) Growth Management Policy, Growth Management Policies for Mixed Use #11 which encourages mixed-use development that locates complementary land uses such as housing, retail, offices, services and public facilities within walking distance of each other; 3) Urban Specific Policy, Commercial #60 encourages provision for an articulated wall and landscape buffer abutting estate residential; 4) Urban Specific Policy, Commercial #66 encourages provision of access points on arterials as opposed to local neighborhood streets; 5) Urban Specific Policy, Commercial #72 encourages free-standing signs not to exceed building heights; 6) Urban Specific Policy, Commercial #73 encourages provision of perimeter and interior landscape trees for shade.

Summary

Circle K believes the proposed project will bring new, enhanced consumer products and services to the Enterprise area of Southwest Clark County. As with all new Circle K facilities, this project will include masonry construction of the building and canopy, extensive landscaping and exceptional services, products and security for the residents of Clark County and the surrounding communities utilizing the store. The proposed development will bring a new and aesthetically pleasing facility along the highly traveled Decatur Boulevard.

09/07/21 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

EDMOND ST/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0374-BROADHERST INVESTMENT TRUST III & GIACOSE RONALD TRS:

USE PERMIT for a communication tower.

DESIGN REVIEW for a proposed communication tower and associated ground mounted equipment on a portion of 0.7 acres in an H-2 (General Highway Frontage) Zone.

Generally located on the east side of Edmond Street, 220 feet south of Blue Diamond Road within Enterprise. JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:

176-13-801-005 ptn

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.3 (portion)
- Project Type: Communication facility with tower
- Tower Height (feet): 75
- Square Feet: 900 (lease area)

Site Plans

The plans depict a proposed communication tower with associated ground mounted equipment located on the center portion of the property along the northern property line. The communication tower will be located within a 900 square foot lease area enclosed by an 8 foot high concrete block wall. The ground mounted equipment for the communication tower will be installed on a concrete pad platform at the base of the communication tower. The tower is set back 149 feet from the west property line, meeting the required 150 foot setback from a residential development since Edmond Street separates the properties. It is also set back 150 feet from the residential development to the east and approximately 315 feet from the residential development to the south. The block wall enclosing the ground equipment is on the northern property line and the tower is set back 15 feet from the northern property line, adjacent to a

commercial development. The proposed tower will have the ability to lease additional space to other carriers in the future.

Landscaping

Landscaping is not required nor a part of this request.

Elevations

The communication tower is a monopole that is 75 feet in height and will incorporate a stealth, monoelm design. Elm branches will extend above the tower up to 5 feet. The 8-foot concrete wall will screen all associated equipment from the right-of-way and from adjacent properties.

Applicant's Justification

The applicant states co-location with towers in the area are not available and the proposed site will provide enhanced wireless service to the surrounding area, filling gaps in coverage and strengthening signals where needed. While Verizon is the initial carrier there is room for the addition of other carriers onto this tower. The applicant also indicates that surrounding the site is a variety of land uses, predominately undeveloped land, and includes residential and commercial uses. The innovative stealth technology will reduce the impact to the surrounding area and have minimal imprint on the environment.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Commercial/retail
East, West, & South	Residential Suburban (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

Current Planning

Use Permit & Design Review

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

Although the applicant has stated the surrounding area is predominantly undeveloped, the proposed communication tower and the parcel are surrounded on 3 sides by existing residential properties. At 75 feet in height, the tower is not compatible with the existing residential development in the area and may have a negative impact with the adjacent residential areas.

The site is planned for residential uses. Staff finds that the new communication tower should be re-located to other nearby commercial uses or closer to Blue Diamond Road where its location

will be farther away from residential uses, yet still provide important cellular services to the immediate community. Staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Block wall enclosing the ground equipment shall be painted to match the monoelm design.
- 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

- Applicant is advised that the access shown on the plans will be approved as temporary access only; that when the site is developed, alternate access may be required; and that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: PINNACLE CONSULTING, INC.

**CONTACT: PINNACLE CONSULTING, INC., 1426 N. MARVIN STREET, SUITE 101,
GILBERT, AZ 85233**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

20A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" 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 style="padding-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC 21-0374</u> DATE FILED: <u>7/14/21</u></p> <p>PLANNER ASSIGNED: <u>SWD</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8/11/21</u></p> <p>PC MEETING DATE: <u>9/7/21</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$1,350</u></p>
	PROPERTY OWNER	<p>NAME: <u>Ronald Giacose</u></p> <p>ADDRESS: <u>1027 S. Rainbow, Ste 363</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u></p> <p>TELEPHONE: <u>702-363-8045</u> CELL: <u>702-480-6462</u></p> <p>E-MAIL: <u>rjgiacose@hotmail.com</u></p>
	APPLICANT	<p>NAME: <u>Pinnacle Consulting, Inc.-Dino Pergola</u></p> <p>ADDRESS: <u>1426 North Marvin Street, Suite 101</u></p> <p>CITY: <u>Gilbert</u> STATE: <u>AZ</u> ZIP: <u>85233</u></p> <p>TELEPHONE: <u>480-773-4853</u> CELL: _____</p> <p>E-MAIL: <u>dino.pergola@pinnacleco.net</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Dino Pergola</u></p> <p>ADDRESS: <u>1426 North Marvin Street, Suite 101</u></p> <p>CITY: <u>Gilbert</u> STATE: <u>AZ</u> ZIP: <u>85233</u></p> <p>TELEPHONE: _____ CELL: <u>480-773-4853</u></p> <p>E-MAIL: <u>dino.pergola@pinnacleco.net</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 1763801005 176-13-801-005

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond and Edmond St.

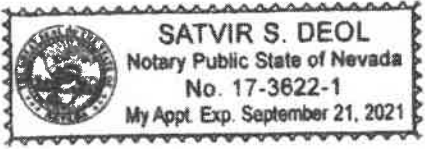
PROJECT DESCRIPTION: 75'-0" Monoclim Wireless Facility with CMU Wall

(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.

Ronald J. Giacose RONALD J. GIACOSE
 Property Owner (Signature) Property Owner (Print)

STATE OF NV
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12/10/2020 (DATE)
 By Ronald J. Giacose
 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.

**Project: NV01-089 Diamond/LSV Mohawk
Justification Letter
Planning & Development Use Permit Plan Review
Clark County Planning and Zoning**

--BY--
Pinnacle Consulting Inc.
Attn: Dino Pergola
1426 North Marvin Street #101
Gilbert, AZ 85233

--FOR--
Sun State Towers
1426 North Marvin Street #101
Gilbert, AZ 85233
Office: 480-664-9588

UC-21-0374

Questions related to this application should be directed to:
Dino Pergola at (480) 773-4853
Dino.Pergola@pinnacleco.net



New Wireless Communications Facility for Sun State Towers**Address: Edmond St. & Blue Diamond Rd.****APN: 176-13-801-005/ Clark County****Project Type: 75' Monoelm/ 30' x 30' CMU wall****Purpose of Request**

The purpose of this Use Permit is to allow a 75' foot Monoelm stealth wireless facility. The proposed wireless facility is needed to improve service capacity and coverage in the area. Verizon Wireless will be the initial carrier to locate on the wireless facility, with the capability of other carriers to collocate in the future. Representing both Sunstate Towers and Verizon Wireless, Pinnacle Consulting Inc. has been requested for services in the acquisition and development of the facility in this chosen location and jurisdiction. After discussing multiple options with the landlord and Verizon in the Pre-App Meeting, we feel this is the least obtrusive possible location available.

Description of Proposal

Sun State Towers is proposing a stealth designed 75' Monoelm stealth wireless facility, and a 30' x 30' CMU wall compound. The Monoelm is painted and designed to look natural for blending in with the surrounding context, while the 8 CMU wall will screen all associated equipment and lease space from visibility. The antennas shall be located on the Monoelm at a centerline elevation of 71' and grouped into three sectors. Each sector shall contain up to four panel antennas, and the tower will have lease space for additional carriers in the future. The construction phase is relatively fast and will be done in one phase upon receiving all necessary approvals. Once construction is complete, these unmanned facilities will require a tech to visit approximately once a month.

Verizon Wireless will be the first carrier to locate on the facility with plans and specifications to follow. Ground equipment shall be housed in a state approved prefabricated equipment cabinet, located on a new 4'x10' concrete slab. Lease space, access, and utility easements will all be specifically described in the site plans and survey information provided. All facility plans will be designed to satisfy and meet the guidelines of the FCC and FAA respectively.

Application Content

The following materials are submitted as part of/in addition to this narrative:

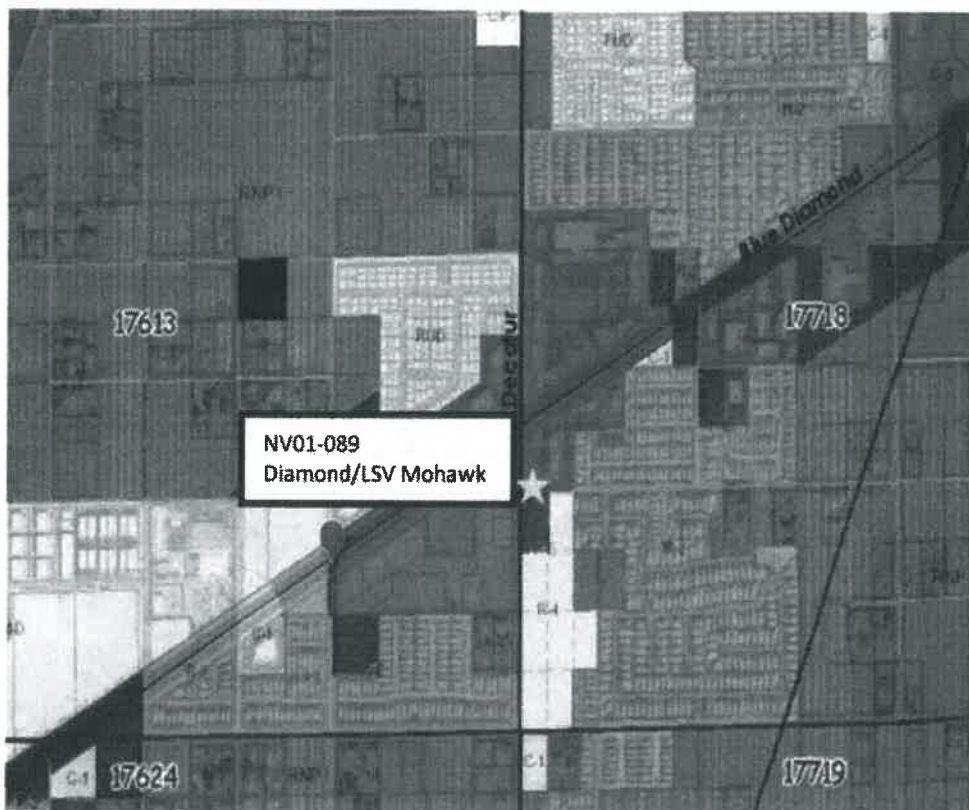
1. Completed Application
2. Completed Disclosure Form
3. Written Narrative
4. Site Plan
5. Elevations
6. Landscape Plan

Land Use Considerations and Impact

- a. **The placement of the Wireless Permit on the lot or parcel and its potential effect on expanding existing or developing future land uses:**

This proposal is the least obtrusive option for the surrounding area, while also meeting the needs of Verizon Wireless and Sun State Towers building requirements. The parcel where the facility will be placed, APN# 176-13-801-005, is zoned General Highway Frontage (H2) with a Use Permit. The facility and equipment will be in the North side of the parcel that is unused and near the parcel line. Due to the stealth Monoelm design, the placement of the facility near north parcel line and on Edmond Street near Blue Diamond surrounded by new infrastructure farthest from housing.

(Zoning Map of Site: Parcel 176-13-801-005)



- b. **The cumulative effect that existing WCF in the vicinity of the site may have on the request:**
The proposed site will provide enhanced wireless service to the surrounding area, filling gaps in coverage and strengthening signals where needed. The existing wireless facilities that surround the proposed site will recognize capacity relief as well, improving efficiency. Existing sites are re-engineered when a new site is activated, as it allows surrounding sites to focus on smaller areas.

Relationship to Surrounding Properties

Surrounding the site is a variety of land uses, predominately undeveloped land, the area also includes residential and commercial. Enhancing the surrounding area with a new wireless communications facility will provide consistent coverage and better service quality, all while having minimal imprint on the environment. The facility should have few, if any impacts beyond providing improved service to the existing wireless customers. Since there should be no discernible impacts to existing pedestrian or vehicular transit, and the fact that the facility will not emit any odor, noise, or pollutants, the wireless facility should work seamlessly in the existing neighborhood fabric.

Location and Accessibility

Wireless site located at Edmond St. & Blue Diamond Rd.

Circulation Systems

The proposed site's ground space can provide any parking requirements needed for general maintenance or service needed. The facility proposed will not generate significant trips once construction is complete, as tech maintenance will only occur about once a month during normal business hours typically. Access with all easement rights will be agreed upon by all involved parties and referenced in the uploaded site plans and lease agreement as needed.

Operations Health and Safety

Per FCC and FAA guidelines, the facility will be constructed and operated within strict conformance to federal codes. The facility will operate 24 hours a day / 7 days a week with no personnel needed on-site. The facility will be connected and monitored by a central switch center to ensure proper functionality.

Public Utilities and Services

Power and Telecom are the only utilities required by the facility. The power source is still yet to be determined.

Closing Statement

In evaluating the local area, Sun State Towers has determined that there are no co-location options available. The proposed wireless facility is critical to support the demands of the wireless network in this rapidly growing area. Using the most innovative stealth technology with added improvements for aesthetics, we aim to improve this surrounding wireless coverage area while placing it in the least obtrusive space available.

09/07/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

MISTRAL AVE/GAGNER BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0361-YOUNG COLBY P & DEANA SUE:

VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Gagner Boulevard and between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:
176-16-101-028

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict a vacation of an existing drainage easement (APN 176-16-196-001) that covers the approximately 52,278 square feet located at the southern portion of the 4 lot minor subdivision (PM 104-87). The request to vacate the existing drainage easement is a result of upstream improvements that have made this easement unnecessary and that a smaller easement can be used.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential & 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 the drainage easement 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: BRADLEY SNYDER

CONTACT: DEANA YOUNG, 8345 MISTRAL AVE, LAS VEGAS, NV 89113



VACATION APPLICATION

21A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0361</u>	DATE FILED: <u>7/13/21</u>
		PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC DATE: <u>8/11/21</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>9/7/21</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$ 875</u>	

PROPERTY OWNER	NAME: <u>Colby and Deana Young</u>
	ADDRESS: <u>8345 W Mistral Ave</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-612-6332</u> CELL: <u>702-612-6332</u>
	E-MAIL: <u>deanasue@mac.com</u>

APPLICANT	NAME: <u>Colby and Deana Young</u>
	ADDRESS: <u>8354 W Mistral Ave</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-612-6332</u> CELL: <u>702-612-6332</u>
	E-MAIL: <u>Deanasue@mac.com</u>
	REF CONTACT ID #: _____

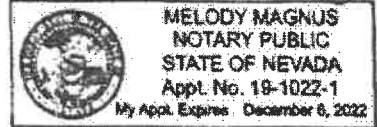
CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>Deanasue@mac.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-16-196-001

PROPERTY ADDRESS and/or CROSS STREETS: 8345 W Mistral Ave Las Vegas, NV 89113

I, (We) the undersigned owner and say that I am, (We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (we, 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 held.

Property Owner (Signature)*
 STATE OF NEVADA COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 09/02/2021 (DATE)
 By Colby Young and Deana Young
 NOTARY PUBLIC: Melody Magnus

Colby & Deana Young
 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.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

June 22, 2021

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

VS-21-0361

Re: 8345 W. Minstrel Ave. – Drainage Right of Way Vacation
APN: 176-16-196-001

To whom it may concern:

On behalf of our client, Colby and Deana Young, Taney Engineering is respectfully submitting a project description letter for a Vacation of Drainage Easements for a proposed 52,278 square feet.

Vacation of Drainage Right of Way

Per the submitted vacation site plan and legal description, we will be vacating the public drainage right of way dedicated to Clark County on the certain map recorded May 14, 2003 in book 104, page 87 of parcel maps in the office of the Clark County, Nevada Recorder.

The storm water that impacts the easement has been reduced by upstream improvements, therefore a smaller easement can be used.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,
Taney Engineering

09/07/21 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

MULLEN AVE/ROME ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0366-EINARSSON HAROLD PAUL & TAMLYNN RAE:

VACATE AND ABANDON a portion of a right-of-way being Rome Street located between Mullen Avenue and Volunteer Boulevard within Enterprise (description on file). MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:

191-10-801-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate 8,859 square feet (generally 30 feet by 301 feet) of Rome Street between Mullen Avenue and approximately 580 feet south of Volunteer Boulevard. The applicant is concerned about security and the potential use of the Rome Street right-of-way as a recreational racing area. The northern property has access to Paradise Road and does not need Rome Street access. The south and west property is owned by the Roman Catholic Church and has access from Mullen Avenue and Paradise Road. The Bureau of Land Management (BLM) continues to have control of the eastern property and industrial development will take place further south on Rome Street. The 8,859 square foot area of Rome Street is currently paved and provides access to 3 driveways on the applicant's property and dead ends at the 5 acre parcel at the north end.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood (up to 2 du/ac)	R-E	Undeveloped
South & West	Public and Semipublic (City of Henderson)	PS	Undeveloped
East	USA	N/A	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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Henderson.

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

APPLICANT: HAROLD PAUL EINARSSON

CONTACT: HAROLD EINARSSON, 2224 DOGWOOD RANCH AVE, HENDERSON, NV 89052



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

22A

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) <small>(ORIGINAL APPLICATION #):</small>	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0366</u> DATE FILED: <u>7-13-2021</u> PLANNER ASSIGNED: <u>8528</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8-11-2021</u> PC MEETING DATE: <u>9-7-2021</u> 7pm 6 p.m. BCC MEETING DATE: _____ FEE: <u>7875</u>
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R-E

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: _____ CELL: <u>7023012628</u> E-MAIL: <u>pauls3supras@gmail.com</u>
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APPLICANT	NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 19110801005

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.

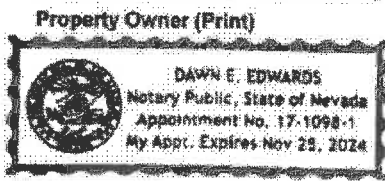
[Handwritten Signature]

Harold Paul Einarsson

Property Owner (Signature)*

STATE OF NEVADA Clark
 COUNTY OF

SUBSCRIBED AND SWORN BEFORE ME ON June 8, 2021 (DATE)
 By Harold Paul Einarsson
 NOTARY PUBLIC: Dawn E. Edwards



***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.

1076 Mullen Vacation Application Submission

Justification Letter:

I am seeking to reclaim the Portion of the property that was previously taken from the property for a roadway consisting of approximately 30 feet by 272.3 feet for a total area of 8,169 sf.

The home will be orphaned by non-residential uses around it as follows:

1. South side across Mullen Ave is owned by and will be a Catholic Church
2. West side is owned by and will be Catholic Church parking
3. East side is still BLM land but to the SE (5 AC) will be the approved Insparada Auto Lofts along a portion of Rome St.
4. North is an undeveloped 5 ac property that fronts/connects to Paradise Road on its west side which will have good access to Larsen and Volunteer via Paradise.

We have had significant security risks with cars coming to the dead end street (that ends at the North end of my property line and individuals on camera snooping around the property at night. I am concerned with Insparada Auto lofts being built the road at the end of my driveways will become a dragstrip and turnaround area utilizing my 8-10 car driveways adjacent to the roadway.

The only possible property this road would access would be the undeveloped 5 acre parcel to the North of me but it has access to Paradise Rd.

The BLM land (APN 191-10-801-006, Bearpoppy conservation Area not Zoned) to the East will have significant access of about 318' all along Rome St North of the Insparada Auto Lofts up to Mullen Ave.

If I can obtain this right of way back I intend to add a gate at the South end of the street where my South property line is and a 8' wall along the North, East and South property lines connecting with my existing walls for added security and privacy.

US-21-0366
PLANNER
COPY

Enterprise's need for multiple County facilities

Enterprise requires multiple community centers, seniors' facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.

Rapidly Increasing Population

- *There are 214,000+ citizens in Enterprise.*
 - *Enterprise population in 2000 was approximately 14,000*
 - *Enterprise population in 2010 was approximately 108,000*
- *Enterprise covers 67 sq. miles.*
- *Residential uses are increasing rapidly.*
 - *More higher density multifamily projects are being built or planned.*
 - *Lower density land use is being replaced with higher density land use.*

Significant connectivity barriers

- *Interstate 15 limits east/west access.*
- *4 Major Projects, 3 are active (Southern Highlands, Mountain's Edge and Rhodes Ranch), one failed (Pinnacle Peaks).*
 - *Arterial and collector roads have been removed from the transportation grid.*
 - *Enclosed subdivisions have vacated local roads for more homes.*
 - *Major projects' plans have not added sufficient facilities to serve the public.*
- *South of CC 215, only three east/west arterials are available, two are not fully built out from I-15 to Fort Apache Rd.*
 - *UPRR tracks block or inhibit arterial and collector road development.*
 - *Geographic features, 12% or greater slopes block arterial and collector road development.*
- *Local roads are being vacated to build enclosed subdivisions.*
- *The connectivity barriers significantly increase travel time to county facilities currently planned for western Enterprise.*
 - *The planned regional park facilities in Mountain's Edge are not centrally located in Enterprise.*
 - *Individuals east of I-15 most likely will not use those facilities.*

Other factors

- *If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.*
- *BLM reservations are being released and sold, significantly decreasing land available for needed county facilities.*

Budget Requests by Category
The requested priority is listed within each category

County Major Facilities

• **Priority #1: Enterprise Community Centers**

- There are no recreational centers and/or aquatic facilities for the 214,000+ people living in Enterprise.
- The recreational center and aquatic facility for Mountain’s Edge should be moved up on the priority list and funded with a cost estimate of \$23,715,000.
- Build a second community center and aquatic facility in eastern Enterprise.
- Funding approved for a community center.
- Design Award scheduled October 2020
 - Construction Award scheduled March 2022
 - Completion scheduled July 2023

UPDATE: Comprehensive Planning, Parks & Rec, and Real Property Management (RPM) meet on a quarterly basis to update the Parks Capital Improvement Plan to ensure it is up to date and current based on the requests that are received at various times throughout the year. Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.

• **Priority #2: Enterprise Senior Centers**

- Fund a senior center in Mountain’s Edge Regional Park or other west Enterprise location.
- Mountain’s Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
 - Lack of effective public transportation.
 - Traffic density higher than seniors desire to drive in.
- A senior center is needed east of I-15
 - Reserve property for a senior center east of I-15.
 - Add an eastern Enterprise senior center to CIP list and fund.

UPDATE: Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.

Priority #3: Aquatic Facilities

- There are no aquatic facilities for the 214,000+ people living in Enterprise.
- Reserve property for two aquatic facilities
- Add aquatic facilities to funding list.
- Aquatic facilities are needed in Enterprise eastern and western locations.
- Mountain’s Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
 - The Mountain’s Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list.
- Identify and add to the CIP list for a second aquatic facility east of I-15.
- Drive time is too long from east of I-15 for a western aquatic facility.

UPDATE: Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.

Public Works

- ◆ **Priority #1: Connect Cactus Ave. from Buffalo Drive to Durango**

 - Currently programmed for Design 2018, Construction mid 2021
 - This project should be developed as rapidly as possible.
 - South of CC 215, there are only three roads that could provide full east/west travel routes.
 - Currently, only one east/west road, south of CC 215 is built out (Blue Diamond Rd).
 - South of CC 215, significant residential development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

UPDATE: The plans for Cactus are nearing completion. However, there are two properties from which we need to acquire ROW. Should be under construction early next year.

- ◆ **Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.**

 - The Jones Blvd improvements south of Blue Diamond Rd have been completed.
 - The arterial north south route is needed to help relieve traffic on Rainbow Blvd.
 - The area south of Blue Diamond Rd has increasing residential density

UPDATE: The plans are complete and the ROW has been obtained. We still need an agreement with UPRR. UPRR cannot commit to a time to complete the agreement.

- ◆ **Priority #3: Widen Warm Springs Rd from Dean Martin Dr. to Decatur Blvd.**

 - Warm Springs Rd is a two-lane road from Dean Martin Dr. to Decatur Blvd.
 - South of CC 215, there are only three roads that could provide full east/west travel routes.
 - Traffic is significantly increasing on Warm Springs Rd.
 - Currently, only one east/west road south of CC 215 is built out.
 - South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.
 - Finish Western Trails Park by constructing a signalized horse crossing on Warm Springs Rd.

UPDATE: The project is under design and we plan to be under construction next year.

- ◆ **Priority #4: Install S island at Silverton southeast entry/exit on Dean Martin Dr.**

 - Dean Martin Dr. has downgraded to collector road status.
 - Dean Martin Dr. is developed to rural standards south of the Silverton to Silverado Ranch Blvd.
 - The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
 - Valley View Blvd will serve as the area's arterial road.
 - As the Silverton Casino grows, traffic into the RNP-1 has increased.
 - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
 - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
 - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.

UPDATE: Traffic Management will draft up a concept.

- **Priority #5: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**

 - This area needs to be studied to help mitigate school traffic congestion.
 - Need to accommodate the traffic flow being generated by the high school and approved charter school.
 - Traffic flow on Rainbow Blvd is being hindered by school traffic.
 - The current local/collector roads cannot accommodate peak traffic.

UPDATE: We have this on a list as a future project. ROW is needed. We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.

- **Priority #6: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**

 - This area needs to be studied to help mitigate school traffic congestion.
 - Need to accommodate the traffic flow being generated by the high school and approved charter school.
 - Traffic flow on Rainbow Blvd is being hindered by school traffic.
 - The current local/collector roads cannot accommodate the peak traffic.

UPDATE: We have this on a list as a future project. ROW is needed. We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.

- **Priority #7: Complete road markings at Blue Diamond Rd/Torrey Pines and Blue Diamond/ Lindell Rd.**

 - Per the design submitted to Public Works by NDOT.
 - The pavement markings no longer match the new configuration.
 - The road markings on Lindell Rd and Torrey Pines is the responsibility of Clark County.

UPDATE: Traffic is looking at the pavement marking and will make necessary modifications. Please clarify plans from NDOT as PW does not recall receiving anything from NDOT.

- **Priority #8: Study how to mitigate traffic on Dean Martin Dr. between the Silverton Casino and Silverado Ranch Blvd.**

 - Study what traffic calming devices can be employed to mitigate traffic speed.
 - Cut through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
 - Dean Martin Dr. has downgraded to collector road status.
 - Valley View Blvd will serve as the area's arterial road.
 - As the Silverton Casino grows, the traffic into the RNP-1 has increased.

UPDATE: This will be placed on our list to address during design of an improvement to Dean Martin.

- **Priority #9: Require traffic studies to examine the cumulative traffic effects on a neighborhood.**

 - A systematic neighborhood approach needs to be established for traffic studies.
 - Current traffic studies only concern the traffic created by one project
 - Some areas in Enterprise have seen increasing traffic congestion without adequate alternate routes.
 - The increasing use of isolated subdivision has reduced alternative routes available.
 - Road vacations have reduced the availability of public sites for schools, parks, and a fire station.
 - The studies do not include the effects of removing local roads for additional homes or businesses.
 - As smaller projects are constructed in a neighborhood, the cumulative traffic effects are multiplied.

UPDATE: Most developments do not do traffic impact studies. Instead, a traffic mitigation fee is paid based upon peak hour trips generated by the development. Public Works staff does look at alternative routes when vacations of ROW or non dedication of ROW are requested. Keeping a quarter mile street grid is what we aim to maintain.

Parks/RPM

- **Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr., Cactus Ave, Rainbow Blvd and Blue Diamond Rd.**
 - Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest park plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
 - Current Enterprise population requires 836+ acres of developed parks (2.5 acres per 1000 residents).
 - At a growth rate of 10,000 resident per year, 25 acres of new parks is needed to meet the County standard.
 - Each year the ratio of park acres per 1,000 population is declining in Enterprise.
 - Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - Valley View and Pyle – 10 acres, \$12,399,940 estimate – ranked #13
 - Cactus and Torrey Pines – 10 acres, \$9,079,645 estimate – ranked #21
 - LeBaron & Rainbow: On Parks CIP Request List
 - Add park at Agate and Jones to the funding list at APN 17624201045
 - All projects are unfunded.
 - Fund at least two parks.

UPDATE: Comprehensive Planning, Parks & Rec, and Real Property Management (RPM) meet on a quarterly basis to update the Parks Capital Improvement Plan to ensure it is up to date and current based on the requests that are received at various times throughout the year. Parks & Rec. will submit Scopes of Work Requests to RPM for these items so current cost estimates can be created.

- **Priority #2: Study and develop a plan to use electrical transmission easements for multi-modal trail system.**
 - 60 to 100 ft electrical transmission easements exist throughout Enterprise.
 - Many areas of Enterprise are connected via the electrical transmission easements.
 - Identify funding sources for the multi-modal trail system.

UPDATE: No progress has been made on this request.

Administrative Services

- **Priority #1: Provide presentation system for the Enterprise TAB.**
 - The plans and charts presented cannot be seen by the public or the board members.
 - The lack of presentation systems detracts from the public’s ability to participate in the TAB hearings.
 - The number of individuals attending the TAB meetings is increasing.
 - The Enterprise TAB moved from the Enterprise Library to the Windmill Library to obtain a larger meeting room.
 - The meeting flow is often interrupted as individuals from the back of the room come forward to see what the applicant is presenting.

UPDATE: Enterprise TAB meetings will be held at Silverado Ranch Community Center which has an estimated completion date by end of 2023. This facility is designed to have an overhead camera system.

