



Enterprise Town Advisory Board

Clark County Commission Chambers

500 South Grand Central Pkwy

Las Vegas, NV 89155

September 9, 2020

6:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at 702-371-7991 or chaves70@yahoo.com and is/will be available on the County's website at www.clarkcountynv.gov.
- Live streaming of the Enterprise Town Board Meeting is available on CCTV programming at <https://www.youtube.com/user/ClarkCountyNV/Live>

Board/Council Members: Jenna Waltho – Chair
Rachel Pinkston
Kendal Weisenmiller

Barris Kaiser – Vice Chair
David Chestnut

Secretary Carmen Hayes, 702-371-7991 chaves70@yahoo.com

County Liaison(s): Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

- 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 August 25, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

- IV. Approval of the Agenda for September 9, 2020 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
- VI. Planning and Zoning
1. **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)** increase 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) **09/15/20 PC**
 2. **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) **09/15/20 PC**
 3. **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) **09/15/20 PC**
 4. **SC-20-0341-SOUTHERN HIGHLANDS INVEST PTNRS:**
STREET NAME CHANGE: to name an unnamed private road easement Robert Trent Jones Lane.
Generally located on the east side of Southern Highlands Parkway and the west side of I-15 within Enterprise. JJ/dm/jd (For possible action) **10/06/20 PC**
 5. **ET-20-400090 (VS-17-1084) -ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for portions of a right-of-way being Rainbow Boulevard located between Meranto Avenue and Richmar Avenue within Enterprise (description on file). JJ/jgh/jd (For possible action) **10/07/20 BCC**

6. **ET-20-400093 (ZC-0238-17) -CACTUS VILLAGE, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 6.5 acres from H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone for a proposed shopping center. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping along Las Vegas Boulevard South; and **2)** non-standard commercial driveway geometrics. **DESIGN REVIEW** for a proposed shopping center. Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise (description on file). MN/jgh/jd (For possible action) **10/07/20 BCC**

7. **ET-20-400094 (VS-17-0049) -LV RAINBOW, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Rainbow Boulevard and Montessori Street (alignment) and a portion of right-of-way being Rosanna Street located between Raven Avenue and Agate Avenue and a portion of right-of-way being Agate Avenue located between Rosanna Street and Montessori Street (alignment) within Enterprise (description on file). JJ/jgh/jd (For possible action) **10/07/20 BCC**

8. **ZC-20-0357-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 27.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** establish alternative yards for residential lots; **2)** modified residential driveway design; **3)** reduce street intersection off-set; and **4)** non-standard improvements in public right-of-way.
DESIGN REVIEWS for the following: **1)** proposed single family residential development; **2)** building orientation for proposed single family residences; and **3)** hammerhead street design. Generally located on the west side of Arville Street and the north side of Pyle Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **10/07/20 BCC**

9. **VS-20-0358-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Cameron Street, and between Pyle Avenue and Le Baron Avenue and a portion of a right-of-way being Rogers Street (alignment) located between Pyle Avenue and Le Baron Avenue and a portion of right-of-way being Jo Rae Avenue located between Arville Street and Cameron Street within Enterprise (description on file). JJ/rk/jd (For possible action) **10/07/20 BCC**

10. **TM-20-500121-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 214 single family residential lots and common lots on 27.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Arville Street and the north side of Pyle Avenue within Enterprise. JJ/rk/jd (For possible action) **10/07/20 BCC**

VII. General Business

1. Appoint a Town Advisory Board member to participate on the Southwest Ridge Park Sculpture Part 1 Committee. (For possible action)
2. Review/finalize FY 2022 budget request(s) and take public comment on the 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 30, 2020 at 6:00 p.m.

X. Adjournment.

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

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

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

VI. Planning & Zoning

1. **ET-20-400069 (VS-18-0408) -LEWIS INVESTMENT COMPANY NEVADA, LLC:**
VACATION AND ABANDONMENT FIRST EXTENSION OF TIME for easements of interest to Clark County located between Oleta Avenue and Blue Diamond Road and between Conquistador Street and Grand Canyon Drive within Enterprise (description on file). JJ/jor/jd (For possible action) **08/19/20 BCC**

NO ACTION: Approved by the Board of County Commissioners on August 19, 2020

2. **UC-20-0319-HECKMAN, BRUCE & SANDRA:**
USE PERMIT for modified development standards for a reduced setback in conjunction with an existing single family residence on 0.16 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community. Generally located on the north side of Benidorm Avenue, 187 feet east of Almenia Street within Enterprise. JJ/jor/jd (For possible action) **09/01/20 PC**

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

3. **UC-20-0320-BAYUDAN, DANIEL & CHRISTINE MARIE:**
USE PERMIT for modified development standards for a reduced setback for a patio cover in conjunction with an existing single family residence on 0.08 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community. Generally located on the west side of Jeffcott Street, 36 feet north of Cabarita Avenue within Enterprise. JJ/jor/jd (For possible action) **09/01/20 PC**

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

4. **VS-20-0339-KB HOME L V ECHO PARK, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Durango Drive and Riley Street within Enterprise (description on file). JJ/jt/jd (For possible action) **09/15/20 PC**

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

5. **WS-20-0337-BOUQUET INC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.
DESIGN REVIEW for modifications to an approved convenience store with gasoline station and vehicle wash on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Cactus Avenue and Dean Martin Drive within Enterprise. JJ/jt/jd (For possible action) **09/16/20 BCC**

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

VII. General Business:

1. Review FY 2021 budget request(s) and take public input regarding suggestions for FY 2022 budget request(s). See Attachment A. (For possible action).
 - The las years budget request was reviewed for County actions.
 - Changes were suggested and discussed.
 - Dave Chestnut will prepare a draft for the FY 2022 budget requests at the TAB meeting on September 9, 2020 TAB meeting.

2. Receive update on Master Plan and Development Code Rewrite from Enterprise TAB representative Dave Chestnut. See Attachment B. (for discussion).
 - Dave Chestnut presented Rural Low Residential Recommendations (RNP-1) submitted to the County by the Enterprise TAB as part of Clark County Community Plan Working Group in 2014
 - No action was taken on the recommendations.
 - Changes were suggested and discussed.
 - Dave Chestnut will prepare a draft for the TAB meeting on September 9, 2020 TAB meeting.

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 September 9, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho
ADJOURN meeting at 6:59 p.m.
Motion **PASSED** (5-0) /Unanimous

ENTERPRISE BUDGET REQUESTS 2020-2021

AS OF 30 OCT 2019

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 209,000+ 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 Center**

- There are no recreational centers and/or aquatic facilities for the 209,000+ 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.
- Reserve property for a second community center in eastern Enterprise.
- There is not currently another recreation center identified on the CIP list. Identify and add to the CIP list for a second recreation center adjacent or east of I-15.

Update:

- **Mountain's Edge:**
 - **Original project was designed but cancelled in 2007 due to lack of funding**
 - **New estimate completed for community center at Mountain's Edge in 2018 was for \$24M. Funding hasn't been allocated. On Parks CIP Request List.**
- **East of I-15 - Silverado Ranch Community Center**
 - **\$15.7M allocated from 2018 Parks Bonds**
 - **The project consists of the design and construction of an approximately 28,400 square foot Community Center with associated site improvements at the existing Silverado Ranch Park. The new center shall include but is not limited to: a gymnasium, multipurpose rooms, meeting/community rooms, dance room, fitness room, classrooms for arts, crafts and cooking (TBD), office areas for staff support, reception area, lobbies, common areas, restrooms, storage, mechanical and electrical rooms, IT room, an outdoor play area with a shaded playground and safety surfacing, associated site improvements including a new parking lot, landscaping improvements and offsite improvements.**
 - **Design Award scheduled October 2020**
 - **Construction Award scheduled March 2022**
 - **Completion scheduled July 2023**

• Priority #2: Enterprise Senior Center

- 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:

- **Currently no funding or estimate.**

ENTERPRISE BUDGET REQUESTS 2020-2021

AS OF 30 OCT 2019

- **Priority #3: Aquatic Facility**

- There are no aquatic facilities for the 209,000+ 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 Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - Lack of effective east/west public transportation.
 - Drive time is too long from east of I-15 for a western only aquatic facility.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
- There is not currently a second aquatic facility identified on the CIP list.
- Identify and add to the CIP list for a second aquatic facility east of I-15.

Update:

- **Currently no funding or estimate.**

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:

- **Under Design 70% complete. Construction anticipated to start mid 2021**

- **Priority #2: 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 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:

- **Design just started. Anticipate construction start in 2022**

- **Priority #3: Build S island medium at Blue Diamond Rd/Torrey Pines and Blue Diamond/ Lindell Rd.**

- Per the design submitted to Public Works by NDOT.
- Traffic is increasing on Blue Diamond Rd. making north/south travel and left turns on both collectors increasingly dangerous.
- Traffic lights at these intersections would slow the traffic flow along Blue Diamond Rd. and cause additional congestion.
- Current rush hour traffic backup on Blue Diamond Rd. can exceed ½ mile.
- An individual vehicle requires 2 to 3 signal changes to clear a single intersection.
- Completion of a church and a charter school on Pebble Rd. has significantly increased peak traffic at Blue Diamond Rd/Torrey Pines.

Update:

- **NDOT jurisdiction – not under Clark County budget**

- **Priority #4: Install S island at Silverton southeast entry/exit on Dean Martin Dr.**
 - 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, traffic into the RNP-1 has increased.

Update:

 - PW has questions about the intended purpose of the S island? Can more information be provided?

- **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.
 - Legacy Charter School has applied to increase student enrollment (approximately 300 additional students).
 - 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:

 - Will add to the next CIP.

- **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.
 - Legacy Charter School has applied to increase student enrollment (approximately 300 additional students).
 - 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:

 - Will add to the next CIP.

- **Priority #7: 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:

 - Speed study is pending

Parks/RPM

- **Priority #1: Fund one neighborhood park in Park District 4 at Cactus and Torrey Pines, Le Baron and Rainbow, Pyle and Jones, or Pyle and Lindell.**
 - Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest park plan area.

ENTERPRISE BUDGET REQUESTS 2020-2021 AS OF 30 OCT 2019

- 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 resident).
- 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
- Add park to the funding list at APN 17624201045
- All projects are unfunded.
- Fund at least two parks.

Update:

- **Cactus & Torrey Pines: Estimate dated from 2012 was \$16.1M. Funding hasn't been allocated. On Parks CIP Request List.**
 - **Cougar Creek Park constructed 1.5 miles north of site.**
 - **LeBaron & Rainbow: Estimate dated from 2012 was \$9.45M. Funding hasn't been allocated. On Parks CIP Request List.**
 - **Pyle & Lindell: Estimate dated from 2012 was \$11.1M. Open land in this area is owned by Nevada Power and private/commercial.**
 - **We have a funded project for a new park at LeBaron and Lindell (0.3 miles north of this site) – RP.F0419083**
- ◆ **Priority #2: Study and develop a plan to use electrical transmission easement 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:

- **RPMI will work with Parks and Recreation to identify a scope of work and will add the request to the Parks CIP List**

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:

The Enterprise TAB is not regularly held at a County-owned facility so no permanent fixtures can be installed. Additional microphones have been purchased and utilized. A camera and tripod have been purchased, but Enterprise TAB meetings have not been held at their regular location since the purchase so they have not been implemented. Once meetings return to a regular meeting location, the system will be tested and implemented if feasible.

RURAL LOW RESIDENTIAL RECOMMENDATIONS (RNP-1)

Attachment # 3 is a recommendation approved by Enterprise Town Advisory Board on February 24, 2016.

The Rural Low Residential land use has evolved over the last decade in the Enterprise, Spring Valley and Lone Mountain land use plans. At first, it covered land in the RNP overlay where the rural character preservation is required. Then it was expanded to include large lot development outside the RNP where the rural character preservation is not required.

The Rural Low Residential goal, policies and code must be better defined to distinguish RNP uses from large lot uses outside the RNP overlay. The goals, policies and code developed must be consistent with the NRS and Title 30. Title 30 needs to better define the RNP-1.

NRS 278.0177

The NRS 278.0177 defines a "Rural Preservation Neighborhood" as:

"Rural preservation neighborhood" means a subdivided or developed area:

1. Which consists of 10 or more residential dwelling units;
2. Where the outer boundary of each lot that is used for residential purposes is not more than 330 feet from the outer boundary of any other lot that is used for residential purposes;
3. Which has no more than two residential dwelling units per acre; and
4. Which allows residents to raise or keep animals non-commercially.

TITLE 30.48 PART C

Title 30.48 Part C is used to implement the "Rural Preservation Neighborhood"

30.48.170

Purpose.

The Rural Neighborhood Preservation Overlay District, hereinafter referred to as RNP, is established to ensure that the character of rural and other residential development is preserved.

ANALYSIS

The key word in both the State and County code on the RNP is preservation. The preservation element must be included in the policies for Rural Low Residential. The County code introduces "rural character" as an element in Rural Low Residential and provides the distinguishing characteristic between the RNP and large lot developments. The two terms, "preserve" and "rural character", taken together mean RNP neighborhoods must be developed/protected.

A developed/protected neighborhood is a concept currently used by master planned communities and HOAs to maintain the neighborhood character and prevent parcel removal. The difference between large lot and RNPs is who drives the neighborhood development/protection. The County is required to developed/preserve the RNP while private developers or HOAs develop/preserve the master planned community and other neighborhoods.

RURAL CHARACTER

The verbiage below defines rural character that should be developed into a goals, policies and code. These were developed by examining how other government bodies in the valley approach the development/protection of Rural Low Residential uses.

RURAL LOW RESIDENTIAL RECOMMENDATIONS (RNP-1)

Attachment # 3 is a recommendation approved by Enterprise Town Advisory Board on February 24, 2016.

RNP neighborhood is defined by some or all of the characteristics below:

- Populated by residents with common interests in more open space lifestyles than experienced in suburban/urban neighborhoods. Homes front on local streets or 4 house cul-de-sacs.
- Custom built homes.
- No mandatory conditions, covenants, and restrictions (CC&Rs) or homeowners' associations
- Suitable for raising or keeping animals non-commercially and/or riding horses in a rural residential setting.
- Trail access to county trail system or internal trail systems.
- Residential net lot size large enough to park boats, horse trailers, and other recreational vehicles behind the front setback line and with enough rear yard area to construct accessory buildings.
- Residential densities low enough to provide greater setbacks between neighboring dwellings than typically found in suburban\urbanized areas.
- Modified pavement sections and few public streetlights and sidewalks.
- Less light pollution from fewer residential nighttime activities and reduced house lighting in general.

The characteristics are essential to describe RNPs within the Rural Low Residential land use category. The RNP characteristics must be included in the description for the Rural Low Residential land use category.

SUGGESTED GOAL, POLICIES and CODE:

Given the information above the following goal and policies are suggested:

Rural Low Residential Goal adopted by BCC

Rural Neighborhood Residential to provide for large lot residential uses with two distinct land uses, large lot homes and the Rural Neighborhood Preservation (RNP).

Additional Estate Residential Policies:

- Rural Neighborhood Residential uses should be developed to two units or less per acre.
- RNP should be developed to and maintain rural characteristics.
- Development within or abutting RNP overlay uses should preserve the RNP rural character and limit any impacts of non-residential development.
- Develop/preserve existing Rural Neighborhood Preservation Overlay Districts by discouraging reclassification of viable neighborhood areas for other uses.
- Provide the opportunity for RNP in areas to conform with the NRS and Clark County criteria for "Rural Preservation Neighborhood".

Code Changes and Additions

RURAL LOW RESIDENTIAL RECOMMENDATIONS (RNP-1)

Attachment # 3 is a recommendation approved by Enterprise Town Advisory Board on February 24, 2016.

- Establish the RNP as a zone district.
- Define the RNP characteristics

Change the following to Title 30.48.170 Purpose.

- The Rural Neighborhood Preservation Overlay District, hereinafter referred to as RNP, is established to ensure that the character of rural ~~and other residential~~ development is preserved.
- RNP neighborhood is defined by some or all of the characteristics below:
 - Populated by residents with common interests in more open space lifestyles than experienced in suburban/urban neighborhoods. Homes front on local streets or 4 house cul-de-sacs.
 - Custom built homes.
 - No mandatory conditions, covenants, and restrictions (CC&Rs) or homeowners' associations
 - Suitable for raising or keeping animals non-commercially and/or riding horses in a rural residential setting.
 - Trail access to county trail system or internal trail systems.
 - Residential net lot size large enough to park boats, horse trailers, and other recreational vehicles behind the front setback line and with enough rear yard area to construct accessory buildings.
 - Residential densities low enough to provide greater setbacks between neighboring dwellings than typically found in suburban\urbanized areas.
 - Modified pavement sections and few public streetlights and sidewalks.
 - Less light pollution from fewer residential nighttime activities and reduced house lighting in general.

Change the following to 30.48.190 STANDARDS

- b. Adequate buffer areas, screening, and an orderly and efficient transition of land uses, as determined by the Board, shall be provided between the RNP and a development with a higher density or intensity of use.
- c. New residential developments abutting existing RNP shall be transition at appropriate densities (lot sizes of 10,000 square feet or greater) and be of similar height. Significantly smaller lot sizes should be located beyond any appropriate transition areas.
- d. Local roads adjacent to the RNP-1 shall be developed to rural road standards.

Frank Kapriva
Chair, Enterprise Town Advisory Board

09/15/20 PC AGENDA SHEET

PUBLIC CHARTER SCHOOL
(TITLE 30)

UPDATE
TENAYA WY/AGATE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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) increase 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)

RELATED INFORMATION:

APN:

176-22-501-025 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Agate Avenue, Montessori Road, and Raven Avenue where required per Section 30.52.050.

DESIGN REVIEWS:

1. For a proposed charter school site (kindergarten through 12).
2. Increase the finished grade for a school site to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.6 (portion) of 37.5 acres
- Project Type: Proposed public charter school site
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35

- Square Feet: 116,753 (consisting of 3 building footprints)
- Parking Required/Provided: 416/431

Site Plans

The plans depict 3 school buildings located near the west half of a 14 acre site. The 3 buildings consist of an elementary school, a middle/high school, and a gymnasium/auditorium. All of the buildings are orientated toward the western portion of the property with ancillary uses such as a parking lot, sport fields, and play areas located toward the eastern portions of the site. Student drop-off and pick-up areas will be located along the western perimeter of the site and will be accessed from Agate Avenue to the south. The staff and student parking lot is located near the southern and eastern portion of the site, which also has access to Agate Avenue.

Landscaping

Street landscaping consists of a 10 foot wide or greater landscape area along all street frontages. The project also shows a proposed realigned equestrian trail alignment that will run along the unimproved right-of-way of Raven Avenue, then head south behind the street landscaping along Tenaya Way, and finally head west at the intersection of Tenaya Way and Agate Avenue. Landscaping on-site is located throughout the campus. Parking lot landscaping is shown in the teacher and student parking area. Additionally, the plans show a turf sports field near the eastern portion of the site.

Elevations

The elevations depict 3 school buildings at various heights and a substantial amount of roofline variation. The elementary school and middle/high school buildings are 2 stories, while the gymnasium/auditorium is 1 story in height. The structures will range from 18 feet to 35 feet in height. The proposed building materials include stucco concrete panel walls with multiple surface plane variations consisting of walls that are off-set with contrasting color schemes. Accents consist of recessed lines and metal canopy shade structures located at various entrances.

Floor Plans

The plans depict school buildings totaling 171,898 square feet which consist of multiple classrooms, administrative offices, multi-purpose rooms, restrooms, lobbies, corridors, and all other ancillary uses associated with a school site.

Signage

A proposed monument sign is shown along Agate Avenue that is approximately 6 feet by 9 feet for a total of 57 square feet. It will not have internal illumination and the sign will be located at the main entrance into the school site. The materials consist of cultured stone and plaster.

Applicant's Justification

The applicant indicates this is a prime site for a school facility as well as 1 of the few viable sites in the area. Most of the schools in this area are over capacity and a new school will help alleviate overcrowding. The project consists of 2,400 students (kindergarten through 12) and will be a public charter school for the southwest area of unincorporated Clark County. The development will be completed in 4 phases, with Phase 1 (the elementary school and a portion of the middle school and high school) being completed and open for school as early as August

2022. The applicant proposes to construct the adjacent roads to non-urban “rural standards” to ensure continuity of existing development in the area. Additionally, as part of the school development, the existing equestrian trail is proposed to be realigned as shown on plans. The adjusted alignment has been an ongoing process with the Trails Team, County Management, and the Commissioner’s Office.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-20-900314	Received direction to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map	Approved by BCC	July 2020
PA-18-700021	Plan Amendment to the Enterprise Land Use Plan on 52 acres from RNP, PF and CG to RS	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac), & Public Facilities	R-E (RNP-I)	Mix of developed & undeveloped single family residential
South	Commercial General, Office Professional, & Rural Neighborhood Preservation (up to 2 du/ac)	C-1, H-2, & R-E (RNP-I)	Developed single family residential & undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family residential

Related Applications

Application Number	Request
AG-20-900314	An agenda item to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map is a companion item on this agenda.
VS-20-0285	A vacation of patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

Staff can support the applicant's request for a conforming zone change to P-F zoning. This location is currently undeveloped and has been planned for future Public Facility uses. Title 30 states that the purpose of the P-F zoning district is to provide for the location and development of sites suitable for necessary public buildings, structures, and uses. The location of the subject site is surrounded by existing residences; therefore, this proposal will serve the student needs of this community as a whole.

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

Staff finds the design and heights of the proposed buildings are appropriate for the area. Specifically, the design of the building elevations, with varied architectural elements, complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages, in part, varying building height, breaking up the mass of a building, and shifting building placement to provide appropriate transitions between differing building scales and intensities. Adequate setbacks have been provided for the buildings and landscaping is provided along the perimeter of the school. Furthermore, the pick-up and drop-off area is located at the west side of the buildings and will allow on-site queuing and circulation of vehicles and; thus, will not impede traffic on the public streets. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

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 of the zone change and design reviews; denial of the waiver of development standards. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 7, 2020 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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Applicant to pay for the installment of the new equestrian trails 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; 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 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 on Tenaya Way;
- Right-of-way dedication to include 35 feet to the back of curb for Tenaya Way, 30 feet for Agate Avenue, 30 feet for Montessori Street, 30 feet for Raven Avenue with a portion of an elbow at the intersection of Raven Avenue and Belcastro Street and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0263-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 3 cards, 22 letters

PLANNING COMMISSION ACTION: August 18, 2020 – HELD – To 09/15/20 – per the applicant.

APPLICANT: LH VENTURE, LLC

CONTACT: JOHN LOPEMAN, ETHOS THREE ARCHITECTURE, 8985 S. EASTERN AVE, #220, LAS VEGAS, NV 89123

DRAFT



LAND USE APPLICATION 1A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- 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>6-23-20</u> APP. NUMBER: <u>ZC-20-0284</u> PLANNER ASSIGNED: <u>RL</u> TAB/CAC: <u>Enterprise</u> ACCEPTED BY: _____ TAB/CAC MTG DATE: <u>7/29/20 TIME: 6:00pm</u> FEE: <u>\$2,200.00</u> PC MEETING DATE: <u>8/12/20 7:00pm</u> CHECK #: <u>ON-line payment</u> BCC MEETING DATE: <u>9/2/20 9:00am</u> COMMISSIONER: <u>JJ</u> ZONE / AE / RNP: <u>R-E to A-F</u> OVERLAY(S)? <u>—</u> PLANNED LAND USE: <u>Ent PE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N NOTIFICATION RADIUS: <u>1,000 FT</u> SIGN? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>LH Ventures 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>702-278-4788</u> CELL: _____ E-MAIL: <u>markdunford@cox.net</u>
APPLICANT	NAME: <u>LH Venture LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-278-4788</u> CELL: _____ E-MAIL: <u>mdunford@cox.net</u> REF CONTACT ID #: _____
CORRESPONDENT	NAME: <u>ethos three ARCHITECTURE - John Lopeman</u> ADDRESS: <u>8985 South Eastern, Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-456-1070</u> CELL: <u>702-375-6969</u> E-MAIL: <u>jlopeman@ethosthree.com</u> REF CONTACT ID #: <u>1009102</u>

ASSESSOR'S PARCEL NUMBER(S): 176-22-501-025
 PROPERTY ADDRESS and/or CROSS STREETS: Tenaya Way and West Agate Avenue
 PROJECT DESCRIPTION: K-12 Public Charter 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.

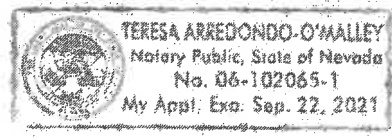
[Signature]
 Property Owner (Signature)*

Jeffrey L. Canarilli, Sr. VP
 Property Owner (Print) of Investment Manager Inc., Its Manager

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 17, 2020 (DATE)

By Jeffrey L. Canarilli, Sr. VP
 NOTARY PUBLIC: Teresa Arredondo O'Malley



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



June 22, 2020

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89106

RE: Tenaya & Agate Charter School– APN #176-22-501-025
Zone Change, Design Review and Waiver of Standard

Dear Planning Staff,

On behalf of our Client, LH Ventures LLC, we are requesting approval of a conforming Zone Change, Design Review for a public school, Design Review for grading, and a Waiver of Standard for offsite construction. The project consists of a 2400 Student K-12 Public Charter School, with monument sign, located on 14.8 acres at Tenaya Way and Agate Avenue on a portion of APN #176-22-501-025. The current zoning classification is Rural Estates (R-E), and the planned land use is PF – Schools, Churches, and Public Facilities.

As part of the school development, the existing equestrian trail is proposed to be realigned as shown on submitted drawings. The adjusted alignment has been worked out with the trails team and management, and the County Commissioner has been made aware of this proposal. Clark County will be preparing and processing this application in conjunction with this project.

Zone Change

The current zone designation is R-E. The current planned land use is PF. We propose to change the zone to Public Facility District to more closely reflect the proposed development of the site.

Design Review (School):

Buildings:

The development will be completed in four phases, as outlined below, with Phase 1 being complete and open for school as early as August 2022:

- Phase 1 – Elementary School, and a portion of Middle School and High School. Half of the football/soccer field will be constructed as well as associated parking and other site amenities.
- Phase 2 – Remainder of Middle School and portion of High School. Final half of the football/soccer field will be constructed as well as required additional parking and other site amenities.



- Phase 3 – Remainder of High School & new Gymnasium, and all final on-site improvements.
- Phase 4 - Theater

The school capacity is 2,400 students when all Phases are complete. The school hours are from approximately 7 am to 4 pm weekdays. Occasionally, after school or night time activities may occur. Site access during student drop off and pick up times will be from Agate Avenue with cars entering on the east, circulating around the site in a designated access road until they reach the appropriate loading zone. They will then exit from the southwest side of the property onto Agate.

Monument Sign:

A cultured stone and plaster monument sign, approximately 7'-0" in height, is proposed at the southeast entrance of the site at Agate.

Design Review (Grading)

Per Title 30 Section 30.32.040(a)9 the finished grade for the construction of any structure 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 to the structure. Any request to increase the finished grade over 18 inches shall be considered by the Board through a design review as a public hearing. Justification for the proposal shall be provided with the submittal.

We do not propose any buildings within 100-feet of the property line of the adjacent residential uses. We are however, proposing retaining/CMU screen walls and a portion of our perimeter loop road within the 100-foot limit and over the 18-inches allowed. We are therefore requesting to increase/reduce the finished grade, up to five feet above and three feet below, the 18-inches allowed in relation to the existing grade of the adjacent residential lots.

Functionally, the school campus requires a generally flat site between the buildings to allow the shared use of outdoor facilities by all students. We have prepared preliminary grading plans and established finished floor elevations in order to achieve a flatter site. We established grades on the west side of the campus by dropping the finished grade and raised grades on the east end. Additionally, we have stepped the finished floors of the buildings and added small retaining walls and ramps. We have analyzed terracing the site; however, the construction costs were economically unreasonable and the site use became impractical.

Waiver of Standards (Rural Standard Offsite Street Design):

We respectfully request a waiver of standard for full offsite improvements adjacent to the site on Agate Avenue, Montessori Road, and Raven Avenue. We propose to construct these adjacent roads to "Rural Standard" to ensure continuity of existing construction.



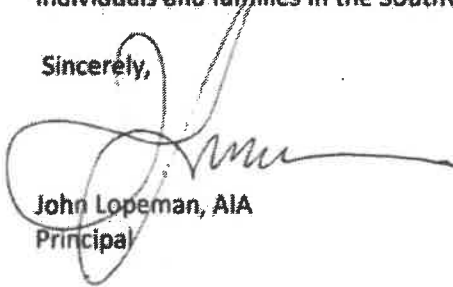
The existing 60-foot wide Minor Residential Collector roadways in this area reflect a 25-foot paved roadway centered on the road centerline with graded dirt drainage swales on each side of the pavement. We would like to maintain this historical rural look on Agate Ave. along the project's southern boundary and on Raven Avenue along the project's northern boundary. Montessori will be constructed to the same standard as it connects Agate and Raven. The project's west edge along Tenaya (80-foot r/w) would be built to full half-street improvements akin to other Major Collector roadway improvement projects in the area.

Summary:

This site is a prime location for an educational facility as well as one of the only viable sites in this area. The schools in this area are over capacity, and a new school will help alleviate current overcrowding. The proximity of the site to residential neighborhoods is an advantage, and the proposed use is compatible with adjacent uses in terms of scale and site design, and does not pose any significant adverse impacts to surrounding properties. Any significant adverse traffic impacts resulting from School generated traffic will be mitigated to the maximum practical extent.

In conclusion, we respectfully request your consideration of the proposed Charter School campus. This project is in harmony with the surrounding area and meets the intent of the Development Code. It will enable this vacant land to develop as a high performing school campus, providing beneficial use for the individuals and families in the Southwest Area of Las Vegas.

Sincerely,



John Lopeman, AIA
Principal

UPDATE

TENAYA WY/AGATE AVE

EASEMENTS
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0285-LH VENTURES, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessouri Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

176-22-501-025

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

The plans show the vacation and abandonment of patent easements and BLM grants ranging in width from 5 feet to 30 feet wide. These easements are located along the Belcastro Avenue (alignment) and on portions of the perimeter of the development, excepting out dedication for public right-of-way. The 14 foot wide easements were reserved for the purpose of an equestrian trail which currently runs from Pebble Road on the north, then heads south along the Belcastro Street (alignment) to Agate Avenue and eventually heading west. The applicant wishes to vacate the current trail alignment and redirect it to the west on Raven Avenue, south down Tenaya Way, then eventually heading west at the intersection of Agate Avenue and Tenaya Way. Additionally, the plans show the vacation and abandonment of a 5 foot wide BLM grant on the east side of Tenaya Way to accommodate a detached sidewalk in conjunction with the school development.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-20-900314	Received direction to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map	Approved by BCC	July 2020
PA-18-700021	Plan Amendment to the Enterprise Land Use Plan on 52 acres from RNP, PF and CG to RS	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac), & Public Facilities	R-E (RNP-I)	Mix of developed & undeveloped single family residential
South	Commercial General, Office Professional, & Rural Neighborhood Preservation (up to 2 du/ac)	C-1, H-2, & R-E (RNP-I)	Developed single family residential & undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family residential

Related Applications

Application Number	Request
AG-20-900314	An agenda item to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map is a companion item on this agenda.
ZC-20-0284	A zone change to reclassify 14.6 acres to a P-E zoning for a proposed charter school site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements and Bureau of Land Management (BLM) right-of-way grants 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 October 7, 2020 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 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 Tenaya Way, 30 feet for Agate Avenue, 30 feet for Montessori Street, 30 feet for Raven Avenue with a portion of an elbow at the intersection of Raven Avenue and Belcastro Street and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-0285-20; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities, CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD

TAB/CAC:

APPROVALS: 2 cards

PROTESTS: 3 cards

PLANNING COMMISSION ACTION: August 18, 2020 – HELD – To 09/15/20 – per the applicant.

APPLICANT: LH VENTURE, LLC

CONTACT: MARGO GAGLIANO, HERITAGE SURVEYING NV, 1895 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134



VACATION APPLICATION 2A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

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>6-23-20</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$875.00</u> CHECK #: <u>02-1000</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>-</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-20-0285</u> TAB/CAC <u>Enterprise</u> TAB/CAC DATE: <u>7/23/20</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>8/19/20</u> <u>7:00 PM</u> BCC MTG DATE: <u>9/2/20</u> <u>9:00am</u> ZONE / AE / RNP: <u>P-F</u> PLANNED LAND USE: <u>Ent PF</u>
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PROPERTY OWNER	NAME: <u>LH Ventures 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>702-278-4788</u> CELL: _____ E-MAIL: <u>mdunford@cox.net</u>
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APPLICANT	NAME: <u>LH Ventures LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-278-4788</u> CELL: _____ E-MAIL: <u>mdunford@cox.net</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Heritage Surveying Nv Inc., - Margo Gagliano</u> ADDRESS: <u>1895 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-212-4016</u> CELL: <u>702-812-0115</u> E-MAIL: <u>mgaqliano@hsnvi.com</u> REF CONTACT ID #: <u>200163</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-22-501-025

PROPERTY ADDRESS and/or CROSS STREETS: Tenaya Way and West Agate Avenue - Belcastro St. and Tenaya Way
Tenaya Way from Raven St. to Agate

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.

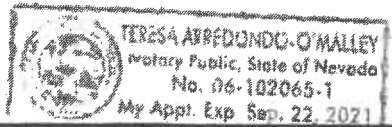
 Property Owner (Signature)*

Jeffrey I. Canarelli, Senior VP
 of Investment Manager, Inc., its Manager
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 17, 2020 (DATE)
 by Jeffrey I. Canarelli, Senior VP

NOTARY PUBLIC: Teresa A. 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.

Heritage Surveying Nevada Inc.

1895 Village Center Circle

Las Vegas, Nevada

702-212-4016

Justification Letter

To: Clark County Public Works/ Right of Way
From: Craig A. Givant, PLS
Heritage Surveying Nevada
Date: June 18, 2020
Subject: Justification Letter for Vacation of Various Patent Easements within APN 176-22-501-025

To whom it may concern:

Heritage Surveying Nevada has prepared this letter to serve as a justification for the request to vacate various existing 30-foot patent easements and 14-foot wide trail easements which were reserved in favor of Clark County within the Patent from the United States of America. The existence and location of these easements will currently impact proposed development as more particularly described below.

Trail Easements

These easements were reserved for the purpose of Equestrian Trails and their related facilities. The current plan for this trail shows it running from Pebble Road on the North, southerly along the Belcastro Street alignment to Agate Avenue and then westerly along the Agate alignment to Tenaya Way. The developer wishes to vacate the trail easement along the Belcastro alignment between Raven Avenue and Agate Avenue as this corridor will be entirely developed with no possible route for equestrian traffic. The developer has offered to mitigate this concern by re-aligning the trail and taking it westerly along the Raven alignment to Tenaya Way and then southerly along Tenaya Way to its current termination. They have further offered as part of this mitigation to dedicate any required easements for this new alignment over land they currently own directly abutting the Raven alignment from Belcastro to Tenaya. For this reason, it is our opinion this request is justified.

Roadway Reservations

In conjunction with this project, the developer further wishes to vacate the future Raven Roadway Alignment between Belcastro and Tenaya as well as the Belcastro roadway alignment between Raven and Agate. They have offered to install an elbow at the intersection of Belcastro and Agate to route southbound Belcastro traffic easterly along Raven and westbound Raven traffic northerly along Belcastro. Belcastro currently connects Agate to Blue Diamond and is a 60' ROW. If the Belcastro alignment was improved between Agate and Raven, there would be a link between Pebble (80' ROW) and Blue Diamond allowing traffic a shortcut through an RNP neighborhood. By vacating Belcastro between Agate and Raven, the link would currently be circuitous and undesirable, forcing traffic around the RNP neighborhood. The request is also being made to increase pedestrian safety wherein the vacation will allow for a continuous site so that pedestrians would not have to regularly cross Belcastro to get from one side of the property to the other. In the future, when the Tenaya (80' ROW) intersects Blue Diamond,

Heritage Surveying Nevada Inc.

1895 Village Center Circle
Las Vegas, Nevada
702-212-4016

traffic will utilize Tenaya between Blue Diamond and Pebble. Based on the developers willingness to mitigate these concerns as well as any that may arise during plan review, as well as the safety and wellbeing of pedestrians, we feel this request is justified.

Lastly as part of this development the developer wishes to install detached sidewalks along the east side of the Tenaya Way alignment (west side of the development). As Clark County mandates any landscaping along Public Right-of-way be maintained by the property owner, they desire to place said landscaping outside the right-of-way. In order to comply with this desire a 5-foot section of right-of-way needs to be vacated. We feel this is justified as it is being performed at the request of the County itself.

Thank you for your consideration. If there are any questions or comments, please feel free to contact me at using the information below.

Respectfully,



Craig A. Givant
Heritage Surveying Nevada Inc.
1895 Village Center Circle
Las Vegas, Nevada 89134
(702) 212-4016- Office
cgivant@hsnvi.com

ENTERPRISE TOWN ADVISORY BOARD

ZONING / SUBDIVISIONS / LAND USE

3

AGENDA ITEM

PETITIONER:	Nancy A. Amundsen, Director, Department of Comprehensive Planning
RECOMMENDATION:	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)

FISCAL IMPACT:

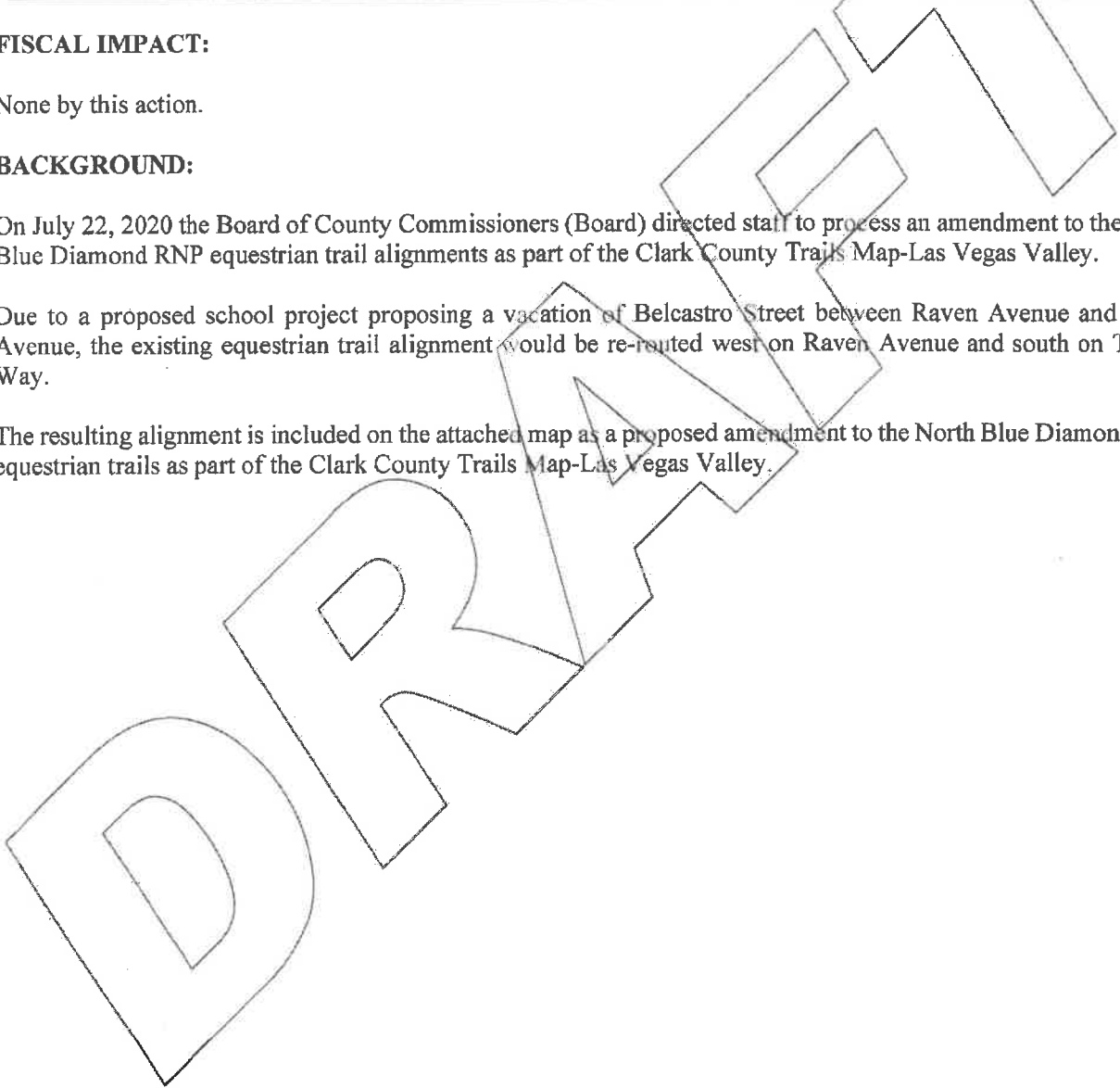
None by this action.

BACKGROUND:

On July 22, 2020 the Board of County Commissioners (Board) directed staff to process an amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley.

Due to a proposed school project proposing a vacation of Belcastro Street between Raven Avenue and Agate Avenue, the existing equestrian trail alignment would be re-routed west on Raven Avenue and south on Tenaya Way.

The resulting alignment is included on the attached map as a proposed amendment to the North Blue Diamond RNP equestrian trails as part of the Clark County Trails Map-Las Vegas Valley.



Cleared For Agenda
09/09/20

10/06/20 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

ROBERT TRENT JONES LN/
SOUTHERN HIGHLANDS PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-20-0341-SOUTHERN HIGHLANDS INVEST PTNRS:

STREET NAME CHANGE: to name an unnamed private road easement Robert Trent Jones Lane.

Generally located on the east side of Southern Highlands Parkway and the west side of I-15 within Enterprise. JJ/dm/jd (For possible action)

RELATED INFORMATION:

APN:
191-08-117-001; 191-08-117-004

LAND USE PLAN:
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) - REGIONAL COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 12230 Southern Highlands Pkwy
- Project Type: Name a private road easement

Applicant's Justification

The applicant is requesting to extend the existing street name of Robert Trent Jones Lane to the private road easement east of Southern Highlands Parkway. The road easement was recorded in 2007 and this application will officially name the street for a future apartment complex.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project	H-1, C-2, & R-5	Multiple family residential & sales office
South	Major Development Project	R-2 & C-2	Single family residential & mini-storage
East	Major Development Project	Right-of-way	I-15
West	Major Development Project	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

The street name Robert Trent Jones Lane was established for the private street on the west side of Southern Highlands Parkway per Plat Book 93 Page 47 recorded on March 3, 2000. The private road easement recorded east of Southern Highlands Parkway on September 12, 2007 as a separate document, document number 20070912:002539, which had no street naming authority. This application will officially name the private road easement on the east side of Southern Highlands Parkway as Robert Trent Jones Lane. Since it is an extension of the existing alignment, the Las Vegas Valley Street Naming and Address Assignment Policy states it shall maintain the same name of the existing street. Building permits for the apartment buildings are in plan review. Naming this private road easement will have a positive impact for emergency services and will assist with their navigation in locating the property.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Subject to the street name Robert Trent Jones Lane.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALTA SOHI LP

CONTACT: DRC ENGINEERING, 7080 LA CIENEGA ST., #200, LAS VEGAS, NV 89119



LAND USE APPLICATION

4A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

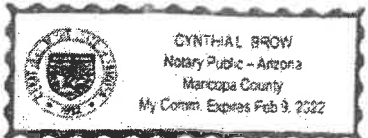
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input checked="" 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>SC20-0341</u> DATE FILED: <u>8/6/20</u> PLANNER ASSIGNED: <u>DMH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/9/20</u> PC MEETING DATE: <u>10/6/20</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$400</u>
	PROPERTY OWNER NAME: <u>Alta Sohi, LP, a Delaware limited partnership</u> ADDRESS: <u>8777 E. Via De Ventura, Suite 201</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85258</u> TELEPHONE: <u>480-567-0064</u> CELL: <u>480-203-7025</u> E-MAIL: <u>Kevin.curley@woodpartners.com</u>
	APPLICANT NAME: <u>Alta Sohi, LP, a Delaware limited partnership</u> ADDRESS: <u>8777 E. Via De Ventura, Suite 201</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85258</u> TELEPHONE: <u>480-567-0064</u> CELL: <u>480-203-7025</u> E-MAIL: <u>Kevin.curley@woodpartn</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Dennis Wertzler @ DRC Surveying Nevada</u> ADDRESS: <u>7080 La Cienega St. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>N/A</u> CELL: <u>702-274-3250</u> E-MAIL: <u>dwertzler@drc-lasvegas.c</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 191-08-117-001 & 004
 PROPERTY ADDRESS and/or CROSS STREETS: Southern Highlands Parkway & Robert Trent Jones
 PROJECT DESCRIPTION: Street naming in front of a proposed apartment development

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

Clay Richardson Clay Richardson
 Property Owner (Signature)* Property Owner (Print)

STATE OF Arizona
 COUNTY OF Maricopa
 SUBSCRIBED AND SWORN BEFORE ME ON July 28th (DATE)
 By Clay Richardson
 NOTARY PUBLIC: Cynthia A. Brad Anderson



*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.

SC20-0341

DRC Surveying Nevada, Inc.

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

July 28, 2020

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

**Regarding: Justification Letter for Street Name Change
Alta Southern Highlands Apartments
(APNs 191-08-117-001 and 004)**

Clark County staff has informed us that the roadway easement in front of our client's property hadn't formally been named. Following staffs directions, this request being made on behalf of our client, Alta So Hi, LP, is to name the identified roadway easement as "Robert Trent Jones Lane" as commonly identified on past recorded documents.

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

Sincerely,

DRC Surveying Nevada, Inc.



7/28/20

Dennis P. Wertzler, PE
President

10/07/20 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

RAINBOW BLVD/MERANTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400090 (VS-17-1084) -ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON FIRST EXTENSION OF TIME for portions of a right-of-way being Rainbow Boulevard located between Meranto Avenue and Richmar Avenue within Enterprise (description on file). JJ/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

176-22-701-032, 176-22-701-033

LAND USE PLAN:

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE) - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

The applicant is proposing to develop the site for a shopping center consisting of 2 in line retail buildings and 4 future pad site buildings on 3.5 acres. The portion of Rainbow Boulevard adjacent to this site was dedicated as a 75-foot wide half street. It has been determined that the half street dedication for Rainbow Boulevard will only need to be dedicated at 55 feet in this area, with 5 feet of additional landscaping added. The applicant is requesting to vacate 20 feet of Rainbow Boulevard in order to provide a street width consistent with the parcels south of Blue Diamond Road.

Previous Conditions of Approval

Listed below are the approved conditions for VS-17-1084:

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

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

- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation 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.

Applicants Justification

The applicant is requesting an extension of time to complete the recordation of VS-17-1084. The applicant is in the process of vacating a portion of Rainbow Boulevard abutting the project site. The original vacation was approved as a companion item with ZC-17-1007 for a proposed shopping center on 3.5 acres, zoned C-2, and located on the west side of Rainbow Boulevard. Progress toward recordation has been made but due to the COVID pandemic the applicant needs more time.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-17-1084	Vacated a public right-of-way	Approved by BCC	April 2018
ZC-17-1007	Reclassified 3.5 acres from R-E to C-2 zoning	Approved by BCC	April 2018
WS-2173-04	Alternative landscaping in conjunction with the Mountain's Edge Master Planned Community	Approved by BCC	February 2005
UC-1833-02	Modified residential development standards for Mountains Edge	Approved by BCC	May 2003
MP-1009-02	Specific Plan for Mountains Edge	Approved by BCC	August 2002
MP-0420-02	Concept Plan for Mountains Edge	Approved by BCC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Major Development Project-Office Professional	C-1	Mini-warehouse facility
East	Business and Design/Research Park	R-E	Undeveloped
West	Rural Estates Residential	R-E (RNP-I)	Rural residential

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

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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: K & J'S EXCELLENT ADVENTURE, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012



LAND USE APPLICATION

5A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>VS-17-1084</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>20-400090</u> DATE FILED: <u>7/30/20</u> PLANNER ASSIGNED: <u>J G H</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/9/20</u> PC MEETING DATE: <u>N/A</u> <u>6:00pm</u> BCC MEETING DATE: <u>8/7/20 9:00am</u> FEE: <u>\$300</u>
	PROPERTY OWNER NAME: <u>Roohani Khusrow Family Trust</u> ADDRESS: <u>9500 Hillwood Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-368-6700</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u>
	APPLICANT NAME: <u>K & J's Excellent Adventure, LLC</u> ADDRESS: <u>985 White Drive #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-733-3633</u> CELL: _____ E-MAIL: <u>john@dapperdevelopment</u> REF CONTACT ID #: <u>201077</u>
	CORRESPONDENT NAME: <u>same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-22-701-032

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow & Richmar

PROJECT DESCRIPTION: Extension of Time on vacation and abandonment and design review

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

[Signature] Khusrow Roohani- Trustee
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7-8-20 (DATE)
 By Khusrow Roohani - trustee
 NOTARY PUBLIC: Dorothy Grace Shoen



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

July 10, 2020

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

Tabitha,

On behalf of my client, K & J's Excellent Adventure, LLC, we are requesting an **extension of time for completion of the recording** of VS-17-1084 for the vacation and abandonment of a portion of Rainbow Boulevard abutting the project site. The overall project was approved with ZC-17-1007 for a proposed shopping center on 3.5 acres, zoned C-2 (P-C), and located on the west side of Rainbow Boulevard between Meranto Avenue and Richmar Avenue. By way of background, the project was originally approved in April 2018, with several conditions of approval. The applicant has been in the process of designing a project that incorporates design changes to the original site plan and is ready to submit a final design review.

Due to the ongoing issues related to the current pandemic, my client does not believe that the vacation and abandonment will record; therefore, we are requesting an **extension of time to complete the recording of the vacation and abandonment**. A Civil Engineer has been developing technical studies that are ready for submission and incorporate recent design changes to the site plan.

An extension of time is appropriate for the following reasons: **1)** with recent design changes to the overall project and development of technical studies there has been substantial work towards completion of the project within the time specified; **3)** circumstances have not substantially changed in the immediate area; **4)** circumstances have not substantially changed to the subject property; and **5)** there have been no changes in the laws or policies affecting the subject property since the original approval. Therefore, this request meets all required provisions for an extension of time as listed in Title 30.

Thank you for the consideration.

Sincerely,



cc File: 2019117

**PLANNER
COPY**

10/07/20 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

LAS VEGAS BLVD S/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400093 (ZC-0238-17) -CACTUS VILLAGE, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 6.5 acres from H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone for a proposed shopping center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping along Las Vegas Boulevard South; and 2) non-standard commercial driveway geometrics.

DESIGN REVIEW for a proposed shopping center.

Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise (description on file). MN/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

177-28-410-005, 177-28-410-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit alternative landscaping with an attached sidewalk along Las Vegas Boulevard South where a landscape area with a detached sidewalk is required per Figure 30.64-17.
2. Permit alternative commercial driveway geometrics for a proposed shopping center where driveway geometrics per Uniform Standard Drawing 222.1 are required per Chapter 30.52.

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 10428 Las Vegas Boulevard South
- Site Acreage: 6.5
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 36
- Square Feet: 57,500
- Parking Required/Provided: 230/231

Site Plans

The approved plans depict a shopping center consisting of 6 buildings which include a major anchor tenant, in-line retail shops, 2 pad buildings, convenience store with a gasoline station, and a vehicle wash facility (car wash). Access is provided by 2 driveways from Las Vegas Boulevard South, 2 driveways from Giles Street, and 1 driveway from Cactus Avenue. The pad buildings are located on the northwest and southeast corners of the site. The anchor tenant building and in-line retail shops are located on the eastern portion of the site, the car wash and convenience store/gasoline station are located on the southwest corner of the site. The fuel pump islands and a shade canopy for the gasoline station are located between the convenience store and Las Vegas Boulevard South. Drive-thru services are being provided with the pad building on the northwest corner of the site for the convenience store. All buildings and structures will be set back a minimum of 50 feet from Cactus Avenue, 30 feet from Las Vegas Boulevard South, and 14 feet from Giles Street. Future cross access is depicted for the adjacent parcel to the north. The waiver of development standards for the commercial driveway geometrics for driveways from Giles Street and Cactus Avenue are located on the southeastern portion of the site.

Landscaping

A minimum 10 foot wide landscape area consisting of trees, shrubs, and groundcover with an attached sidewalk is located along Giles Street. A minimum 20 foot wide landscape area consisting of trees, shrubs and groundcover with a detached sidewalk is located along Cactus Avenue. A 15 foot wide attached sidewalk is depicted along Las Vegas Boulevard South and the plans indicate there is an existing 15 foot wide utility easement between the proposed sidewalk and the western property line of the site. The plans depict a minimum 15 foot wide landscape area consisting of trees, shrubs, and groundcover located on the site along Las Vegas Boulevard South.

Elevations

All the buildings are 1 story and vary in height between a minimum of 18 feet to a maximum of 36 feet. The anchor tenant building, the car wash, and the 2 pad buildings have flat roofs behind parapet walls that vary in height. The convenience store/gasoline station and the in-line retail building have mainly flat roofs behind parapet walls, but also have pitched roof elements, which break-up the roofline of the buildings. The exterior of the building has a stucco finish painted in earth tone colors and stone veneer. Other architectural features for the buildings include pop out recesses, awnings, and aluminum store fronts and window systems.

Floor Plans

The proposed shopping center has a total area of 57,500 square feet. The buildings range in size from a minimum of 2,100 square feet for the car wash to a maximum of 30,000 square feet for the anchor tenant. Except for the convenience store/gasoline station and the car wash buildings, all the buildings will be constructed as shells with the interior of the buildings to be completed to meet the needs of the future tenants. The car wash will consist of the equipment necessary to operate the automated facility. The convenience store/gasoline station will be divided into the sales area, customer service counter, and storage areas.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-19-900230 (ZC-0238-17):

Current Planning

- Until June 7, 2020 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0238-17:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- 2 years to complete the waivers of development standards and design review;
- Approval is for the convenience store with fuel pumps and car wash only, any additional development must be approved through a design review;
- Provide an on-site pedestrian realm per 30.48 Part J, along Las Vegas Boulevard South with review and approval per staff;
- Provide enhancements within the utility easement along Las Vegas Boulevard South such as xeriscapes or rockscape;
- Design review as a public hearing for significant changes to the plans;
- Design review as a public hearing for lighting and signage;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Location of off-site improvements on Las Vegas Boulevard South to be coordinated with Public Works;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.
- 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 nonstandard improvements in the right-of-way.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates they are requesting an extension of time for the waiver of development standards and design review as part of the original zone change (ZC-0238-17). Progress has been made toward commencing the project. The convenience store, gas station and car wash portion of the property has been leased, and the building permits for construction have been pulled. The applicant will continue securing tenants but is experiencing COVID related delays.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0828	Vacated a right-of-way	Approved by PC	December 2019
DR-19-0290	Modifications to a convenience store	Approved by BCC	June 2019
ADET-19-900230 (ZC-0238-17)	Administrative extension of time	Approved by ZA	April 2019
ZC-0238-17	Reclassified 6.5 acres from H-1 to C-2 zoning, waiver for alternative landscaping and design review for a proposed shopping center	Approved by BCC	June 2017
TM-0117-16	Commercial subdivision	Approved by PC	November 2016
RS-0118-16	Record of Survey	Reviewed by staff	July 2016
RS-0038-11	Record of Survey	Reviewed by staff	May 2011
VS-0197-11	Vacated and abandoned patent easements	Approved by PC	July 2011
ZC-1241-04 (ET-0252-07)	First extension of time for a mixed use development - expired	Approved by BCC	September 2007
UC-0680-06	Resort condominiums and residential condominium units in a high rise tower with kitchens located on the southern portion of the subject site - expired	Approved by PC	June 2006
ZC-1241-04	Mixed use development located on the northern portion of the subject site - expired	Approved by BCC	August 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Commercial Tourist	H-1	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial Tourist, Commercial General & Rural Neighborhood Preservation	C-2	Commercial development

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.

Progress has been made toward commencing the project. The convenience store, gas station and car wash portion of the property has been leased, and the building permits (BD20-04614) for construction have been pulled. In addition, the traffic mitigation fees have been paid and the drainage study (PW19-18304) has been approved. The applicant has been making steady progress toward completion of this project; therefore, staff can support the extension of time to complete the project.

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 7, 2022 to complete.
- 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CACTUS VILLAGE, LLC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, 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 type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) VS-17-1084 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Roohani Khusrow Family Trust</u> ADDRESS: <u>9500 Hillwood Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-368-6700</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u>
	APPLICANT NAME: <u>K & J's Excellent Adventure, LLC</u> ADDRESS: <u>985 White Drive #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-733-3633</u> CELL: _____ E-MAIL: <u>john@dapperdevelopment</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-22-701-032

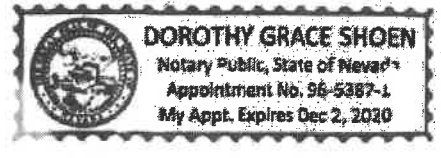
PROPERTY ADDRESS and/or CROSS STREETS: Rainbow & Richmar

PROJECT DESCRIPTION: Extension of Time on vacation and abandonment and design review

(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) Khusrow Roohani- Trustee
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 7-8-20 (DATE)
 BY Khusrow Roohani - Trustee
 NOTARY PUBLIC: Dorothy Grace Shoem



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

D G Consultants

July 10, 2020

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

Tabitha,

On behalf of my client, K & J's Excellent Adventure, LLC, we are requesting an **extension of time for completion of the recording** of VS-17-1084 for the vacation and abandonment of a portion of Rainbow Boulevard abutting the project site. The overall project was approved with ZC-17-1007 for a proposed shopping center on 3.5 acres, zoned C-2 (P-C), and located on the west side of Rainbow Boulevard between Meranto Avenue and Richmar Avenue. By way of background, the project was originally approved in April 2018, with several conditions of approval. The applicant has been in the process of designing a project that incorporates design changes to the original site plan and is ready to submit a final design review.

Due to the ongoing issues related to the current pandemic, my client does not believe that the vacation and abandonment will record; therefore, we are requesting an **extension of time to complete the recording of the vacation and abandonment**. A Civil Engineer has been developing technical studies that are ready for submission and incorporate recent design changes to the site plan.

An extension of time is appropriate for the following reasons: **1)** with recent design changes to the overall project and development of technical studies there has been substantial work towards completion of the project within the time specified; **3)** circumstances have not substantially changed in the immediate area; **4)** circumstances have not substantially changed to the subject property; and **5)** there have been no changes in the laws or policies affecting the subject property since the original approval. Therefore, this request meets all required provisions for an extension of time as listed in Title 30.

Thank you for the consideration.

Sincerely,



cc File: 2019117

10/07/20 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

BLUE DIAMOND RD/RAINBOW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-20-400094 (VS-17-0049) -LV RAINBOW, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Rainbow Boulevard and Montessori Street (alignment) and a portion of right-of-way being Rosanna Street located between Raven Avenue and Agate Avenue and a portion of right-of-way being Agate Avenue located between Rosanna Street and Montessori Street (alignment) within Enterprise (description on file). JJ/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

176-22-501-012, 013,016 & 017; 176-22-601-085

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The previously approved plans depict the vacation and abandonment of easements along most property lines of the project development site which is comprised of 5 parcels. The easements proposed to be vacated range in width from 3 feet to 33 feet. The 3 foot wide easements occur along the public rights-of-way (Rosanna Street and Agate Avenue) where a 30 foot wide half street is proposed to be vacated, and along Raven Avenue.

This application also includes a request to vacate and abandon a 30 foot wide half street section with associated spandrel of Rosanna Street located south of Raven Avenue and a 30 foot wide half street section with associated spandrel of Agate Avenue east of the Montessori Street alignment. The applicant indicates that the easements and rights-of-way are no longer needed due to the proposed development of the site.

Previous Conditions of Approval

Listed below are the approved conditions for VS-17-0049:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Rededicate 25 feet to the back of curb for Montessori Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessori Street and Raven Avenue, and a radius at the intersection of Montessori Street and Agate Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way for Raven Avenue, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-0049-17; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/right-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-17-0048	Amendment to R-3 and C-2 zoning for a multiple family residential and commercial developments - expired	Held at BCC	June 2018
VS-17-0049	Vacated and abandoned right-of-way on Agate Avenue & Rosanna Street	Approved by BCC	December 2018
VS-0694-14	Vacated and abandoned easements on Montessori Street - recorded	Approved by PC	February 2015
XC-1026-05	Reclassified 10 acres of the subject site to R-E (RNP-I) zoning	Approved by PC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial General & Major Development Project (Mountain's Edge General Commercial)	R-E, C-2, & H-2	Undeveloped, convenience store with gasoline station, retail store (WalMart) & single family residential
East	Commercial General	R-E & C-2	Undeveloped & convenience store with gasoline station
West	Commercial Neighborhood and Public Facilities	U-V, H-2, & R-E (RNP-I)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

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 December 5, 2022 to record.
- 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 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:

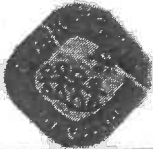
APPROVALS:

PROTEST:

APPLICANT: LV RAINBOW, LLC

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-17-0049</u>	DEPARTMENT USE	APP. NUMBER: <u>ET/VS-20-400094</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/7/20</u> FEE: <u>\$475</u> DATE FILED: <u>8/11/2020</u> TAB/CAC DATE: <u>9/9/20</u>
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PROPERTY OWNER	NAME: <u>LV Rainbow, LLC</u> ADDRESS: <u>6655 S. Eastern Avenue, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
-----------------------	---

APPLICANT	NAME: <u>LV Rainbow, LLC</u> ADDRESS: <u>6655 D. Eastern Avenue, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
------------------	---

CORRESPONDENT	NAME: <u>Chris Kaempfer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>clk@kcnvlaw.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-22-501-012,013,016 017; 176-22-601-035

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow/Blue Diamond

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.

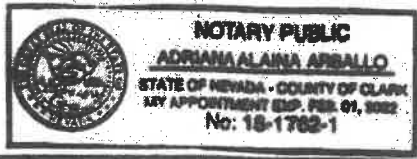
Martin Egbert

 Property Owner (Signature)*

Martin Egbert

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 8 2020 (DATE)
 BY Martin Egbert
 NOTARY PUBLIC: Adriana Arballo



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER

clk@kcnvlaw.com
702.792.7000

August 5, 2020

VIA ONLINE SUBMITTAL

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

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

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

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, Nevada 89155

*Re: Justification Letter – First Extension of Time (VS-17-0049)
Blue Diamond and Rainbow
LV Rainbow, LLC
APNs: 176-22-501-012, 013, 016, 017 and 176-22-601-035*

PLANNER
COPY

To Whom It May Concern:

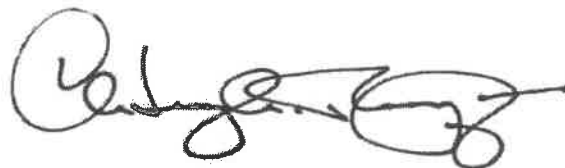
This firm represents LV Rainbow, LLC. (the "Applicant") in the above referenced matter. The property is located on 22.34 acres on the northwest corner of Blue Diamond Road and Rainbow Boulevard (the "Property"). The Property is more particularly described as Assessor's Parcel Numbers 176-22-501-012, 013, 016, 017 and 176-22-601-035. The Applicant is requesting a first extension of time for two years on the previously approved vacations (VS-17-0049).

By way of background, The Clark County Board of County Commissioners approved a zone change and corresponding vacation requests on the Property on December 5, 2018. The Applicant is currently working on a new submittal package for future development to be submitted to and reviewed by the Clark County Planning Department. The Applicant is therefore requesting an extension of time of two years for the corresponding vacations to coincide with the new application.

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

Sincerely,

KAEMPFER CROWELL



Christopher L. Kaempfer

CLK/ceo

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

ARVILLE ST/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0357-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 27.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** establish alternative yards for residential lots; **2)** modified residential driveway design; **3)** reduce street intersection off-set; and **4)** non-standard improvements in public right-of-way.

DESIGN REVIEWS for the following: **1)** proposed single family residential development; **2)** building orientation for proposed single family residences; and **3)** hammerhead street design.

Generally located on the west side of Arville Street and the north side of Pyle Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-202-007; 177-30-203-010 through 177-30-203-012; 177-30-203-014; 177-30-203-016 through 177-30-203-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Establish alternative yards for proposed single family residences where yards are required per Chapter 30.56.
2. Reduce the distance for private residential driveways (Lot 1) to 8 feet where a 12 foot setback from the back of curb return is required per Uniform Standard Drawing 222 (a 33% decrease).
3. Reduce street intersection off-set to 115 feet where a minimum of 125 feet is required per Chapter 30.52 (an 8% reduction).
4. Allow proposed non-standard improvement (landscape median) within the right-of-way (public entry street off of Pyle Avenue) where not permitted per Chapter 30.52.

DESIGN REVIEWS:

1. A single family residential development.
2. Building orientation of 7 proposed single family residences per Chapter 30.56.
3. Allow a street terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Chapter 30.56.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 27.9
- Number of Lots: 214
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,835/7,814
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 25
- Square Feet: 2,100/2,990

Site Plans

The plans depict a single family residential development totaling 214 single family lots and 7 common area lots on 27.9 acres. The density of the residential subdivision is 7.6 dwelling units per acre. The lots range in size from a minimum of 3,835 square feet to a maximum of 7,814 square feet. The majority of the lots have access from internal streets with the exception of the lots that directly front Cameron Street. The internal public streets are 49 feet wide and include a 5 foot wide sidewalk on each side of the street. There are three points of access into the subdivision shown from Arville Street to the east, Pyle Avenue to the south, and Cameron Street to the west. There is no functional internal open space shown within the development. Also shown on plans is a hammerhead street located near the southwest portion of the subdivision. The non-standard improvement (landscape median) occurs within the right-of-way of the public entry street off of Pyle Avenue.

The applicant is requesting to establish alternative yards for 7 of the residential lots, specifically Lot 29 through Lot 35. The front of the proposed homes on those lots face what would traditionally be a side property line. The establishment of the alternative yards would make the side property line into a front property line.

Landscaping

Street landscaping consists of an approximate 15 foot wide landscape area with a detached sidewalk along Arville Street and Pyle Avenue. Internal to the development are additional street landscape buffers along corner side lots.

Elevations

The development will provide 2 story model homes with the maximum height shown at approximately 25 feet. The plans submitted by the applicant depict 4 different models with each model having potential elevation variations. The building materials consisting of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The plans consist of 4 floor models that include 2 car front loaded garages and range in size from 2,100 square feet to 2,990 square feet.

Applicant's Justification

The applicant indicates that the proposed development will blend well with the developed R-2 zoned subdivisions in the area, and that the proposed density will result in a land use that is consistent with the surrounding neighborhood. The site plan and design of the homes adhere to all Title 30 standards, including but not limited to, meeting all setback and landscaping requirements. According to the applicant the home builder will utilize the hammerhead style turn-around design due to constraints on the property. Furthermore, the alternative yards (side loaded) will be internal to the site and will not impact the adjacent properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped & single family residential subdivision
East	Residential Low (up to 3.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E, R-D & R-2	Undeveloped
West	Business and Design/Research Park & Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped & single family residential subdivision

Related Applications

Application Number	Request
TM-20-500121	A tentative map for 214 single family residential lots on 27.9 acres is a companion item on this agenda
VS-20-0358	A vacation and abandonment of patent easements, BLM grants, and portions of 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

Since the adoption of the Enterprise Land Use Plan, continued approvals and construction of single family residential uses in the area has resulted in a land use pattern more consistent and compatible with single family residential. The proposed project is intended to be a continuation of the developed single family development in the surrounding area. Other developments along this corridor consist of single family residential uses at varying lot sizes and densities; therefore,

the requested zoning and density for this application are consistent and compatible with the existing and approved nearby land use designations.

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 and Design Review #2

Staff can support the waiver of development standards and design review as requested since the alternative proposed by the applicant mitigates any potential impact of the relaxed standard. The applicant has provided for the reorientation of the proposed home with all alternative yards that are consistent with yards on adjacent parcels. Similar requests have been approved with no known adverse impacts to the adjacent properties.

Design Review #1

Staff finds that the proposed single family residential development is consistent and compatible with approved and planned land uses in the area and complies with Urban Specific Policy 10 of the Comprehensive Master Plan. The policy encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the home models including the bulk and massing of the elevations comply with Urban Specific Policy 43 by providing varied elevations with articulated building facades.

However, staff has concerns with developments of this size that do not provide open space and are located in remote areas which are farther from public parks. More specifically, the applicant has submitted an application to subdivide the site into 214 single family lots with no open space amenities for the future homeowners within that development. When requesting a land use entitlement, the developer is expected to provide an innovative high quality residential development. The expectation in return is that there will be an emphasis on enhanced residential amenities within the proposed subdivision; therefore, since the overall design of the development can function independent of design review #3, which staff is not supporting, staff can support this portion of the request with conditions that the development is designed to provide usable open space within the subdivision.

Design Review #3

Title 30 restricts the use of the hammerhead design for the termination of streets with a radius cul-de-sac as the preferred design. Staff finds that since the development is of sufficient area, with no known encumbrances or constraints, the County preferred design of a radius cul-de-sac could and should be accommodated. As with previous requests, staff is concerned that once designed with the building placement and driveway locations, the functional circulation will be impacted with cars that may be parked on the street. Staff finds the applicant has not provided a sufficient justification to allow the hammerhead design; and therefore, cannot support this portion of the request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the distance from the residential driveway to the back of curb radius. The public street that Lot 1 is adjacent to will terminate in a hammerhead or cul-de-sac to the west and should see low traffic volumes.

Waiver of Development Standards #3

The applicant's justification that the reduction in the street intersection offset will have minimal impact on the public right-of-way is sufficient. The amount of traffic entering into the proposed subdivision should be split among the 3 access points, reducing the impact of the reduced offset; therefore, staff can support this request.

Waiver of Development Standards #4

Staff has no objection to the landscaping improvements within the Rogers Street right-of-way as long as a License and Maintenance Agreement is in place.

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, waivers of development standards, and design reviews #1 & #2; and denial of design review #3

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;
- Provide a minimum of 7,000 square foot area of active or passive open space within the central portion of the development;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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;
- Traffic study and compliance;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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 #0316-2020 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DR HORTON, INC.

CONTACT: TRITON ENGINEERING, 6757 W. CHARLESTON BLVD. SUITE B, LAS VEGAS, NV 89146



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

8A

- 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: 8-11-20 APP. NUMBER: ZC-20-0357
 PLANNER ASSIGNED: RK TAB/CAC: Enterprise
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 9/9/20 TIME: 6:00 pm
 FEE: \$2,200.00 PG MEETING DATE: _____
 CHECK #: Op-line payment BCC MEETING DATE: 10/7/20 9:00 am
 COMMISSIONER: JJ ZONE / AE / RNP: R-1 to R-2
 OVERLAY(S)? _____ PLANNED LAND USE: Ext RS
 PUBLIC HEARING? N NOTIFICATION RADIUS: 1000 SIGN? N
 TRAILS? Y PFNA? Y LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: County of Clark (Aviation)
 ADDRESS: 500 S. Grand Central Pkwy
 CITY: Las Vegas STATE: NV. ZIP: 89155
 TELEPHONE: 702-455-4616 CELL: _____
 E-MAIL: _____

APPLICANT

NAME: DR Horton, Inc.
 ADDRESS: 1081 Whitney Ranch Drive, Suite #141
 CITY: Henderson STATE: NV. ZIP: 89014
 TELEPHONE: 702.635.3600 CELL: _____
 E-MAIL: alnewman@drhorton.com REF CONTACT ID #: 128839

CORRESPONDENT

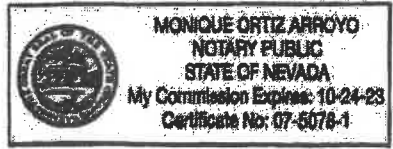
NAME: Triton Engineering
 ADDRESS: 6757 W. Charleston Blvd., Suite B
 CITY: Las Vegas STATE: NV. ZIP: 89146
 TELEPHONE: 702.254.1480 CELL: _____
 E-MAIL: mmorgan@tritoneng.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-30-202-007, 177-30-203-011, 016 & 017
 PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & Pyle Avenue
 PROJECT DESCRIPTION: Single Family Residential

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

[Signature] Lisa Kremer, Dir. CC Real Property Mgmt
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 15, 2020 (DATE)
 By LISA KREMER, DIRECTOR
 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.



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>LeBaron Capital Management, LLC</u> ADDRESS: <u>3755 Breakthrough Way, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89135</u> TELEPHONE: <u>702.405.3102</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>	
APPLICANT	NAME: <u>DR Horton, Inc.</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>alnewman@drhorton.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Triton Engineering</u> ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-30-203- 010

PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & Pyle

PROJECT DESCRIPTION: Single Family Residential

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

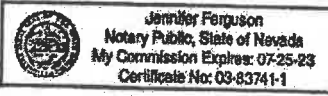
 Property Owner (Signature)*

LeBaron Capital Management, LLC
By: Joseph A. Kennedy, Manager
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 16, 2020 (DATE)
 By Joseph A. Kennedy

NOTARY PUBLIC: Jennifer Ferguson



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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ PUBLIC HEARING? Y / N _____ TRAILS? Y / N _____ PFNA? Y / N _____ APPROVAL/DENIAL BY: _____	APP. NUMBER: _____ TAB/CAC: _____ TAB/CAC MTG DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTIFICATION RADIUS: _____ SIGN? Y / N _____ LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Jo Rae Capital Management, LLC</u> ADDRESS: <u>3755 Breakthrough Way, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3102</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>	
	APPLICANT	NAME: <u>DR Horton, Inc.</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>alnewman@drhorton.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Triton Engineering</u> ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-30-203-012
 PROPERTY ADDRESS and/or CROSS STREETS: Arville & Pyle
 PROJECT DESCRIPTION: Single Family Residential

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

Jo Rae Capital Management, LLC
By: Joseph A. Kennedy, Manager
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 4, 2020 (DATE)

By Joseph A. Kennedy
 NOTARY PUBLIC: Jennifer Ferguson



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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

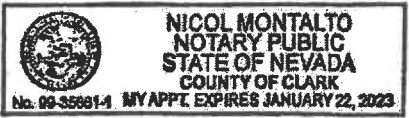
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER	NAME: <u>Mosaic Land 2, LLC</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-528-8800</u> CELL: _____ E-MAIL: <u>Vschettler@mosaicred.com</u>	
	APPLICANT	NAME: <u>DR Horton, Inc.</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>alnewman@drhorton.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Triton Engineering</u> ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@triton.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-30-203-014
 PROPERTY ADDRESS and/or CROSS STREETS: Arville & Pyle
 PROJECT DESCRIPTION: Single Family Residential

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

 Property Owner (Signature)* Vince Schettler
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 11, 2020 (DATE)
 By Vince Schettler
 NOTARY PUBLIC: Nicol Montalto



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



July 30, 2020

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

Subject: JUSTIFICATION LETTER - DR HORTON, INC., - AVA 5 ARVILLE PYLE

Zone Change & Design Review Submittal

APN #177-30-202-007, 177-30-203-010, 011, 012, 014, 016, 017

As representatives of DR Horton, Inc., we respectfully request your consideration of the attached requests for Zone Change, Design Review applications to accompany our Tentative Map submittal. The subject property is located within incorporated Clark County. The proposed site is located on the Northwest corner of Arville Street and Pyle Avenue located within Section 30, Township 22S, Range 61E.

Conforming Zone Change

DR Horton, Inc. is proposing a community development of 214 single family detached residences on 27.87 gross acres for a gross density of 7.68 per acre. The current zoning is Rural Estates Residential (RE) and Residential Suburban (RS) Planned Land use. We are proposing a zone change to R-2. The minimum lot size required is 3,300 square feet; our smallest lot is 3,835 square feet; our largest lot is 7,814 square feet with the average lot size being 4,184 square feet. This will be a non-gated community with public streets.

The current Residential Suburban, Planned Land Use on this site conforms to the requested zone change to Medium Density Residential (R-2). The surrounding area zoning has R-E to the North, R-E, R-2 & R-D to the East, R-E and R-2 to the South, and R-E to the West. The Planned Land Uses are Residential High to the North, Residential Low and Residential Suburban to the East, Residential Suburban to the South and to the West, there is Business and Design/Research Park.

Design Review

This development features D.R. Horton two-story, two car garage "Falls" series, with square footage ranging from 2,100 to 2,990. The "Falls" product line offers four (4) different models, each with three (3) different architectural elevations. Additionally, we are proposing, seven (7) common lots including street landscaping totaling 22,727 square feet. Additionally, there is one non-standard turn-around (hammerhead) within the project.



Parking Analysis

A total of 473 parking spaces are required for this development, a total of 793 have been provided. In addition to two-car garages, each home will have a 20' driveway providing 3 parking spaces per unit, allowing space for one vehicle to park. On street parking will provide another 148 spaces.

Waivers

WAIVER #1. On behalf of D.R. Horton, we are requesting a waiver of standards due to the irregular lot configuration (side-loaded) of lots 29 and 35. We understand that the County acknowledges this type of configuration within a subdivision; however, a waiver to development setbacks is required. This irregular lot configuration has no impact to the adjacent properties. Note, currently we are showing lots 29, 32, and 33 on our tentative map as not being side loaded; however, we are requesting the waiver should there be an unanticipated design and/or construction constraint. The following setback waivers are being requested for Lots 29 through 35:

	Development Standard	Waiver to Standard
Front:	20'	10'
Side:	10'	15'
Rear:	15'	5'

WAIVER #2. Additionally, we are requesting a waiver for Lot 1, as it does not meet Standard Drawing 222, requiring the distance from the driveway to back of radii at the curb to be a minimum of 12'. The waiver request is from 12' to 8.8'. It should be noted that Lot 1 is a corner lot with a combined 11' sidewalk and landscape.

WAIVERS #3 & #4 We would also like to request a waiver for street intersection off-set between the intersection of Pyle/Roger and Ave F/Rodger as well as the intersection between Arville/Ave C and Street B/Ave C. The minimum required off-set is 125 feet per Code 30.52.052 (a) but for these two intersections we are requesting a reduction to 74.9' minimum. Even though we are not meeting the offset requirement, this is for our internal streets into the subdivision and will not affect adjacent Public right of way.

WAIVER #5. The last item we would like to request be waived is the 8-foot wide landscape median shown on Rogers Street section G (which is a public street) per 30.52.030 (k). This was added to enhance and beautify the entry into the subdivision. DR Horton will enter into a license and maintenance agreement.



We feel this subdivision will be a welcomed addition to the surrounding area and give people the opportunity for affordable housing. We are requesting the support of staff, Town Advisory Board and Board of County Commission on these applications.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Aimee English", written over a horizontal line. The signature is fluid and cursive, with a large loop at the end.

Aimee English

Project Coordinator

10/07/20 BCC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

ARVILLE ST/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0358-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Cameron Street, and between Pyle Avenue and Le Baron Avenue and a portion of a right-of-way being Rogers Street (alignment) located between Pyle Avenue and Le Baron Avenue and a portion of right-of-way being Jo Rae Avenue located between Arville Street and Cameron Street within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-202-007; 177-30-203-010 through 177-30-203-012; 177-30-203-014; 177-30-203-016 through 177-30-203-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) a 30 to 60 foot wide, 960 foot long, portion of Rogers Street; 2) 60 foot wide, 140 foot long, portion of Jo Rae Avenue; 3) BLM right-of-way grants along Jo Rae Avenue; 4) various patent easements located on the perimeters of the subject parcels; and 5) a 5 foot wide portion of the west side of Arville Street and a 5 foot wide portion of the north side of Pyle Avenue to accommodate a detached sidewalk in conjunction with a residential development. The applicant indicates these easements and right-of-way are no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide proper drainage and access to the development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped & single family residential subdivision
East	Residential Low (up to 3.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E , R-D, & R-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business and Design/ Research Park & Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped & single family residential subdivision

Related Applications

Application Number	Request
ZC-20-0357	A zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-20-500121	A tentative map for 214 single family residential lots on 27.9 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for

utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DR HORTON, INC.

CONTACT: TRITON ENGINEERING, 6757 W. CHARLESTON BLVD. SUITE B, LAS VEGAS, NV 89146

DRAFT



VACATION APPLICATION 9A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>8.11.20</u>	APP. NUMBER: <u>VS-20.0358</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC <u>Enterprise</u>
		ACCEPTED BY: _____	TAB/CAC DATE: <u>9/9/20</u> TIME: <u>6:00pm</u>
		FEE: <u>\$875.00</u> CHECK #: <u>DN-1122</u>	PC MEETING DATE: _____
		COMMISSIONER: <u>JJ</u>	BCC MTG DATE: <u>10/7/20 9:00Am</u>
		OVERLAY(S)? <u>—</u>	ZONE / AE / RNP: <u>R-2</u>
		TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	PLANNED LAND USE: <u>Ent RS</u>

PROPERTY OWNER	NAME: <u>COUNTY OF CLARK AVIATION</u>
	ADDRESS: <u>500 S. Central Parkway</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89155</u>
	TELEPHONE: <u>702-455-4616</u> CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>DR Horton, INC.</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: _____ alnewman@drhorton.com REF CONTACT ID #: <u>188839</u>

CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u>
	ADDRESS: <u>6757 W. CHARLESTON BLVD., SUITE B</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702.254.1480</u> CELL: _____
	E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-30-202-007, 177-30-203-011, 016 & 017

PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & Pyle Avenue

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

Lisa Kremer, Dir. CC Real Property Mgt

Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 15, 2020 (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.



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: _____ TAB/CAC _____ TAB/CAC DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MTG DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____
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PROPERTY OWNER	NAME: <u>LeBaron Capital Management, LLC</u> ADDRESS: <u>3755 Breakthrough Way, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3102</u> CELL: _____ E-MAIL: <u>kennedy@lakrec.com</u>
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APPLICANT	NAME: <u>DR Horton, INC.</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>alnewman@drhorton.com</u> REF CONTACT ID #: _____
------------------	--

CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. CHARLESTON BLVD., SUITE B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 177-30-203-010

PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & Pyle

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)*

LeBaron Capital Management, LLC
By: Joseph A. Kennedy, Manager
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 11, 2020 (DATE)
 By Joseph A. Kennedy
 NOTARY PUBLIC: Jennifer Ferguson



*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

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: _____	APP. NUMBER: _____
<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 _____
		ACCEPTED BY: _____	TAB/CAC DATE: _____ TIME: _____
		FEE: _____ CHECK #: _____	PC MEETING DATE: _____
		COMMISSIONER: _____	BCC MTG DATE: _____
		OVERLAY(S)? _____	ZONE / AE / RNP: _____
		TRAILS? Y/N _____ PFNA? Y/N _____	PLANNED LAND USE: _____

PROPERTY OWNER	NAME: <u>Jo Rae Capital Management, LLC</u> ADDRESS: <u>3755 Breakthrough Way, Suite #250</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3102</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>
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APPLICANT	NAME: <u>DR Horton, INC.</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>alnewman@drhorton.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. CHARLESTON BLVD., SUITE B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-203-012

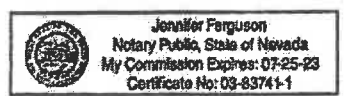
PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & Pyle Avenue

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

Joseph A. Kennedy
 Property Owner (Signature)*

Jo Rae Capital Management, LLC
By: Joseph A. Kennedy, Manager
 Property Owner (Print)

STATE OF NEVADA Clark
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON May 11, 2020 (DATE)
 By Joseph A. Kennedy
 NOTARY PUBLIC: Jennifer Ferguson



*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

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: _____	APP. NUMBER: _____
<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 _____
		ACCEPTED BY: _____	TAB/CAC DATE: _____ TIME: _____
		FEE: _____ CHECK #: _____	PC MEETING DATE: _____
		COMMISSIONER: _____	BCC MTG DATE: _____
		OVERLAY(S)? _____	ZONE / AE / RNP: _____
		TRAILS? Y/N _____ PFNA? Y/N _____	PLANNED LAND USE: _____

PROPERTY OWNER	NAME: <u>Mosaic Land 2, LLC</u>
	ADDRESS: <u>10091 Park Run Drive, Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u>
	TELEPHONE: <u>702.528.8800</u> CELL: _____
	E-MAIL: <u>Vschettler@mosaicred.com</u>

APPLICANT	NAME: <u>DR Horton, Inc.</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>alnewman@drhorton.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Triton Engineering</u>
	ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702.254.1480</u> CELL: _____
	E-MAIL: <u>mmorgan@triton.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-30-203-014

PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & Pyle Avenue

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

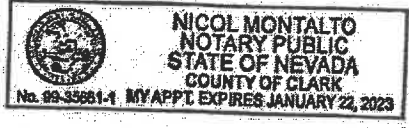
[Signature]
 Property Owner (Signature)*

Vincent Schettler
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 11, 2020 (DATE)
 By Vincent Schettler

NOTARY PUBLIC: Nicol Montalto



*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.



August 10, 2020

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

Subject: VACATION LETTER - DR HORTON, INC., - AVA 5 ARVILLE PYLE

Vacation Submittal

APN #177-30-202-007, 177-30-203-010, 011, 012, 014, 016, 017

As representatives of DR Horton, Inc., we respectfully request your consideration of the attached requests for Vacation application to accompany our Tentative Map and Zone change submittal. The subject property is located within incorporated Clark County. The proposed site is located on the Northwest corner of Arville Street and Pyle Avenue located within Section 30, Township 22S, Range 61E.

We are requesting a vacation of patent easements, a county easement in the Jo Rae Ave alignment and vacating Rodgers Street and a small portion of Joe Rae Avenue. This will allow the proposed project and street layout to flow. In addition, the interval public streets will be constructed to provide proper drainage and access to development.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Aimee English", written over a horizontal line.

Aimee English

Project Coordinator

Triton

Engineering

July 14, 2020

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

**Subject: VACATION LETTER - DR HORTON, INC., - AVA 5 ARVILLE PYLE
Vacation Submittal - APN #177-30-202-007, 177-30-203-010, 011, 012, 014, 016, 017**

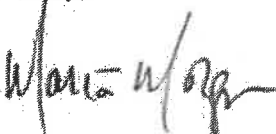
As representatives of DR Horton, Inc., we respectfully request your consideration of the attached Vacation application to accompany our Tentative Map and Zone change applications. The subject property is located within incorporated Clark County. The proposed site is located on the Northwest corner of Arville Street and Pyle Avenue, located within Section 30, Township 22S, Range 61E.

We are requesting to vacate the following:

- Patent easements for the following parcels 177-30-203-010 thru 014.
- 5' of right-of-way along Arville Street and Pyle Avenue adjacent to our site to conform to the required detached sidewalks on those streets. This will lead to consistency to the surrounding developments.
- Joe Rae Avenue and its corresponding roadway easements. It deems appropriate to vacate this right-of-way alignment as the alignment does not continue to the east or west adjacent to our development.
- All of the dedicated public right-of-way of Roger Street. Vacation of the alignment deems appropriate, as this alignment is not planned to continue to the north or south from Silverado Ranch to Cactus Avenue.

In addition, the interval public streets will be constructed to provide proper drainage and access to development. Should there be any questions or require additional information please contact me at 702.254.1480.

Sincerely,



Maria Morgan
Project Coordinator

10/07/20 BCC AGENDA SHEET

AVA 5 ARVILLE PYLE
(TITLE 30)

ARVILLE ST/PYLE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500121-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 214 single family residential lots and common lots on 27.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Arville Street and the north side of Pyle Avenue within Enterprise. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-202-007; 177-30-203-010 through 177-30-203-012; 177-30-203-014; 177-30-203-016 through 177-30-203-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 27.9
- Number of Lots: 214
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,835/7,814
- Project Type: Single family residential development

The plans depict a single family residential development totaling 214 single family lots and 7 common area lots on 27.9 acres. The density of the residential subdivision is 7.6 dwelling units per acre. The lots range in size from a minimum of 3,835 square feet to a maximum of 7,814 square feet. The majority of the lots have access from internal streets with the exception of the lots that directly front Cameron Street. The internal public streets are 49 feet wide and include a 5 foot wide sidewalk on each side of the street. There are 3 points of access into the subdivision shown from Arville Street to the east, Pyle Avenue to the south, and Cameron Street to the west.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped & single family residential subdivision
East	Residential Low (up to 3.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E , R-D, & R-2	Undeveloped
West	Business and Design/ Research Park & Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped & single family residential subdivision

Related Applications

Application Number	Request
ZC-20-0357	A zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-20-0358	A vacation and abandonment of patent easements, BLM grants, and portions of 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

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

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and 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.

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 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;
- Traffic study and compliance;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.
- 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.

Current Planning Division - Addressing

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

Department of Aviation

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

Building Department - Fire Prevention

- No comment

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0316-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DR HORTON, INC.

CONTACT: TRITON ENGINEERING, 6757 W. CHARLESTON BLVD. SUITE B, LAS VEGAS, NV 89146



TENTATIVE MAP APPLICATION 10A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>8-11-20</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$750.00</u> CHECK #: <u>Online payment</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>—</u> TRAILS? Y/ <input type="checkbox"/> PFNA? Y/ <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-20-500121</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9/9/20</u> TIME: <u>6:00 pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/7/20 9:00 am</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>Ent RS</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>County of Clark (Aviation)</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-4616</u> CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>DR Horton, INC.</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>alnewman@drhorton.com</u> REF CONTACT ID #: <u>188839</u>
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CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. CHARLESTON BLVD, SUITE B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-202-007, 177-30-203-011, 016 & 017

PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & Pyle Avenue

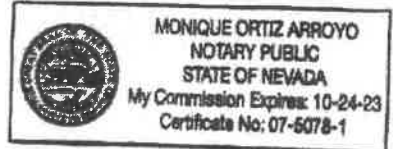
TENTATIVE MAP NAME: AVA 5 Arville Pyle

NUMBER OF LOTS: 214 GROSS/NET ACREAGE: 27.87 GROSS/NET DENSITY: 7.67

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.

Lisa Kremer, Dir. CC Real Property Mgmt
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 15, 2020 (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.



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ TRAILS? Y / N _____	APP. NUMBER: _____ TAB/CAC: _____ TAB/CAC MTG DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTES: _____
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PROPERTY OWNER	NAME: <u>LeBaron Capital Management, LLC</u> ADDRESS: <u>3755 Breakthrough Way, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3102</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>
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APPLICANT	NAME: <u>DR Horton, INC.</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>alnewman@drhorton.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. CHARLESTON BLVD, SUITE B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-203-010

PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & Pyle
 TENTATIVE MAP NAME: Arville Le Baron SWC
 NUMBER OF LOTS: 214 GROSS/NET ACREAGE 27.87 GROSS/NET DENSITY 7.67

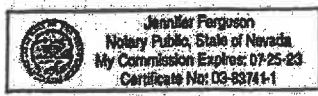
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

LeBaron Capital Management, LLC
By: Joseph A. Kennedy, Manager
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 12, 2020 (DATE)
 By Joseph A. Kennedy
 NOTARY PUBLIC: Jennifer Ferguson



*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

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ TRAILS? Y / N _____ PFNA? Y / N _____	APP. NUMBER: _____ TAB/CAC: _____ TAB/CAC MTG DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTES: _____
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PROPERTY OWNER	NAME: <u>Jo Rae Capital Management, LLC</u> ADDRESS: <u>3755 Breakthrough Way, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89135</u> TELEPHONE: <u>702.405-3102</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>
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APPLICANT	NAME: <u>DR Horton, INC.</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>alnewman@drhorton.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. CHARLESTON BLVD, SUITE B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-203-012

PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & Pyle Avenue
 TENTATIVE MAP NAME: AVA 5 Arville Pyle
 NUMBER OF LOTS: 214 GROSS/NET ACREAGE 27.87 GROSS/NET DENSITY 7.67

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.

Jo Rae Capital Management, LLC
By: Joseph A. Kennedy, Manager
 Property Owner (Print)

Property Owner (Signature) _____
 STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 12, 2020 (DATE)
 By Joseph A. Kennedy
 NOTARY PUBLIC: Jennifer Ferguson



*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 10, 2020

Attention: Rob Kaminski, Senior Planner
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

**RE: Tentative Map, Vacation, Zone Change, Design Review & Waiver
DR Horton – AVA 5 Arville Pyle
APN'S#: 177-30-202-007, 177-30-203-010, 011, 012, 14, 016 & 17, 27.66 acres**

Dear Mr. Kaminski:

On behalf of DR Horton, we respectfully submit this request for a HOLD on AVA 5 Arville Pyle project concerning Tentative Map #TM-20 , Zone Change, Design Reviews, Waivers and Vacation, all to be heard concurrently.

We request that you favorably approve our request, and if you should need any additional information or have any questions, please feel free to contact me at 702.254.1480.

Sincerely,

A handwritten signature in black ink that reads "Maria Morgan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Maria Morgan
Project Coordinator

cc: DR Horton

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

- **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.

- **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.

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.

- **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

- **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.

- **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.

- **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.

- **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.

- **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.

- **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.

- **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.

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.

- **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.

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.

DRAFT