



ENTERPRISE TOWN ADVISORY BOARD

Windmill Library
7060 W. Windmill Lane
Las Vegas, NV 89113
September 15, 2021
6:00pm

AGENDA

Note:

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

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

Barris Kaiser – Vice Chair

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

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

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for September 1, 2021. (For possible action)
- IV. Approval of the Agenda for September 15, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **TM-21-500120-DFI LV II, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Blue Diamond Road and El Capitan Way within Enterprise. JJ/bb/jo (For possible action) **09/21/21 PC**
- 2. **ET-21-400120 (ZC-17-1086)-BLUE RAIN PARTNERS, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 24.4 acres from R-E (Rural Estates Residential) PC (Planned Community Overlay District) and H-2 (General Highway Frontage) P-C (Planned Community Overlay District) Zones to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone and 5.6 acres from R-E (Rural Estates Residential) and H-2 (General Highway Frontage) Zones to C-2 (General Commercial) Zone.
DESIGN REVIEW for a proposed shopping center in the Mountain’s Edge Master Planned Community. Generally located on the south side of Blue Diamond Road and the east and west sides of Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action) **09/22/21 BCC**
- 3. **ET-21-400132 (VS-19-0490)-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Rainbow Boulevard and Redwood Street within Enterprise (description on file). MN/sd/jo (For possible action) **10/05/21 PC**
- 4. **UC-21-0430-DONNER KEVIN:**
USE PERMITS for the following: 1) allow accessory structures without a principal use; and 2) allow nondecorative metal siding within the urban area in conjunction with accessory structures (cargo containers) on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 140 feet north of Pebble Road and 142 feet west of Dean Martin Drive within Enterprise. JJ/nr/jo (For possible action) **10/05/21 PC**

5. **NZC-21-0416-OLYMPIA COMPANIES, LLC:**
ZONE CHANGE to reclassify 5.4 acres from a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.
DESIGN REVIEW for a single family residential development in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise (description on file). JJ/rk/jo (For possible action) **10/05/21 PC**

6. **VS-21-0417-OLYMPIA COMPANIES, LLC:**
VACATE AND ABANDON an easement of interest to Clark County located between Stonewater Lane and Highlander Golf Lane, and between Goett Golf Drive and Oxwood Street (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action) **10/05/21 PC**

7. **TM-21-500126-OLYMPIA COMPANIES, LLC:**
TENTATIVE MAP consisting of 36 single family residential lots and common lots on 5.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise. JJ/rk/jo (For possible action) **10/05/21 PC**

8. **DR-21-0410-WELPMAN SELF STORAGE, LLC:**
DESIGN REVIEW for lighting in conjunction with a previously approved mini-warehouse facility and vehicle storage facility on 4.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Welpman Way and the west side of Parvin Street (alignment) within Enterprise. MN/nr/jo (For possible action) **10/06/21 BCC**

9. **ET-21-400131 (ZC-19-0434)-NEMAN RAMIN & NEMAN DAVID:**
USE PERMIT FIRST EXTENSION OF TIME for a mini-warehouse.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed mini-warehouse on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the north side of Eldorado Lane and the west side of Decatur Boulevard within Enterprise. MN/sd/jo (For possible action) **10/06/21 BCC**

10. **ET-21-400137 (VS-19-0445)-NEMAN RAMIN & NEMAN DAVID:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Decatur Boulevard and Edmond Street (alignment), and between Mardon Avenue (alignment) and Eldorado Lane; and a portion of a right-of-way being Decatur Boulevard located between Mardon Avenue (alignment) and Eldorado Lane within Enterprise (description on file). MN/sd/jo (For possible action) **10/06/21 BCC**

11. **UC-21-0418-MAJESTIC ENTERPRISE HOLDINGS, LLC:**
USE PERMITS for the following: **1)** allow temporary events longer than 10 days per event; and **2)** deviations to development standards per plans on file.
DEVIATIONS for the following: **1)** alternative external building materials; **2)** permit a use (motion picture production/studio) not within a permanently enclosed building; **3)** permit access to accessory uses from the exterior of a resort/hotel (Silverton); and **4)** all other deviations per plans on file.
DESIGN REVIEWS for the following: **1)** fabric structure (tent); and **2)** accessory structures in conjunction with an existing resort/hotel (Silverton) on 28.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Blue Diamond Road and the east side of Dean Martin Drive within Enterprise. JJ/jt/jo (For possible action) **10/06/21 BCC**
12. **VS-21-0414-P S L V R E, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Westwind Road and Jones Boulevard within Enterprise (description on file). MN/rk/jo (For possible action) **10/06/21 BCC**
13. **WS-21-0413-P S L V R E, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** proposed office/warehouse building; and **2)** finished grade on 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Sunset Road, 270 feet west of Westwind Road within Enterprise (description on file). MN/rk/jo (For possible action) **10/06/21 BCC**
14. **WS-21-0441-COUNTY OF CLARK (PK & COMM):**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** public facility (community center); and **2)** signage on a portion of 36.2 acres in conjunction with an existing public park (Silverado Ranch Park) in a P-F (Public Facility) Zone. Generally located on the south side of Silverado Ranch Boulevard and the west side of Gilespie Street within Enterprise. MN/md/jo (For possible action) **10/06/21 BCC**
15. **ZC-21-0409-GRAGSON-CACTUS II INVESTMENTS:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone and an M-1 (Light Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** attached sidewalks; **2)** access to a local street; **3)** allow overhead doors to be visible from a public street; and **4)** driveway geometrics.
DESIGN REVIEWS for the following: **1)** office/warehouse facility; and **2)** finished grade. Generally located on the north side of Pebble Road and the east side of El Camino Road within Enterprise (description on file). JJ/sd/jo (For possible action) **10/06/21 BCC**

16. **ZC-21-0432-J C L H, LLC:**
ZONE CHANGE to reclassify 12.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Cameron Street and the south side of Pyle Avenue within Enterprise (description on file). JJ/md/jd (For possible action) **10/06/21 BCC**

17. **VS-21-0433-J C L H, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Cameron Street and Arville Street (alignment); a portion of a right-of-way being Pyle Avenue located between Cameron Street and Arville Street (alignment); and a portion of right-of-way being Frias Avenue located between Cameron Street and Arville Street (alignment) within Enterprise (description on file). JJ/md/jd (For possible action) **10/06/21 BCC**

18. **TM-21-500129-J C L H, LLC:**
TENTATIVE MAP consisting of 93 residential lots and common lots on 12.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Cameron Street and the south side of Pyle Avenue within Enterprise. JJ/md/jd (For possible action) **10/06/21 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: September 29, 2021 at 6:00 pm.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
 Windmill Library – 7060 W. Windmill Lane
 Clark County Government Center – 500 S. Grand Central Pkwy
<https://notice.nv.gov>



Enterprise Town Advisory Board

September 1, 2021

MINUTES

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

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

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

Mark Donohue, Current Planning

II. Public Comment

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

- None

III. Approval of August 11, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for August 11, 2021

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

IV. Approval of Agenda for September 1, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested Hold:

6. ET-21-400120 (ZC-17-1086)-BLUE RAIN PARTNERS, LLC: Applicant requested a **HOLD** to the Enterprise Town Board Meeting on September 15, 2021.

Related applications to be heard together:

7. WC-21-400124 (UC-0477-16)-7680 SOUTH LAS VEGAS BLVD, LLC:
8. UC-21-0377-7680 SOUTH LAS VEGAS BLVD, LLC
10. WC-21-400122 (ZC-0851-04)-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #10 LEASE:
11. WS-21-0398-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #10 LEASE:
12. WS-21-0399-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK OFFICE # 2 LEASE:
13. ZC-21-0396-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS:
14. VS-21-0397-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS:

V. Informational Items

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

VI. Planning & Zoning

1. **UC-21-0404-REAL EQUITIES, LLC:**
USE PERMITS for the following: **1)** theater; and **2)** alcohol, on-premises consumption (supper club) in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/jvm/jd (For possible action) **09/21/21 PC**

Motion by Crystal Bomar

Action: **APPROVE** per staff conditions.

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

2. **VS-21-0394-PARSONS FAMILY REVOCABLE LIVING TRUST & PARSONS GARY & DEANNA F TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Shelbourne Avenue (alignment), and between Gagnier Boulevard (alignment) and Durango Drive within Enterprise (description on file). JJ/bb/jo (For possible action) **09/21/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

3. **VS-21-0395-DIAMOND VALLEY VIEW LTD:**

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Blue Diamond Road and Mesa Verde Lane within Enterprise (description on file). MN/jgh/jo (For possible action). **09/21/21 PC**

Motion by Crystal Bomar

Action: **APPROVE** per staff conditions.

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

4. **VS-21-0405-COUNTY OF CLARK (PUBLIC WORKS):**

VACATE AND ABANDON a portion of a right-of-way being Jenson Street located between Ford Avenue and Torino Avenue and a portion of right-of-way being Torino Avenue located between Jenson Street and Conquistador Street (alignment) within Enterprise (description on file). JJ/jvm/jo (For possible action) **09/21/21 PC**

Motion by Crystal Bomar

Action: **APPROVE** per staff conditions.

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

5. **WS-21-0407-DIADEM, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation between freestanding signs; and **2)** allow 3 freestanding signs on 1 street frontage.

DESIGN REVIEW for a proposed freestanding sign in conjunction with a proposed commercial complex on a portion of 2.0 acres in a C-2 (General Commercial) Zone. Generally located south of Blue Diamond Road and west of Decatur Boulevard within Enterprise. JJ/jgh/jo (For possible action) **09/21/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

6. **ET-21-400120 (ZC-17-1086)-BLUE RAIN PARTNERS, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 24.4 acres from R-E (Rural Estates Residential) PC (Planned Community Overlay District) and H-2 (General Highway Frontage) P-C (Planned Community Overlay District) Zones to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone and 5.6 acres from R-E (Rural Estates Residential) and H-2 (General Highway Frontage) Zones to C-2 (General Commercial) Zone.
DESIGN REVIEW for a proposed shopping center in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road and the east and west sides of Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action) **09/22/21 BCC**

Applicant requested a **HOLD** to the Enterprise Town Board Meeting on September 15, 2021.

7. **WC-21-400124 (UC-0477-16)-7680 SOUTH LAS VEGAS BLVD, LLC:**
WAIVER OF CONDITIONS of a use permit requiring the following: no more than 3 restaurants to be on the property and none of the restaurants to serve alcohol in conjunction with a proposed supper club within an existing commercial building on 5.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/jor/jo (For possible action) **09/22/21 BCC**

Motion by Crystal Bomar
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

8. **UC-21-0377-7680 SOUTH LAS VEGAS BLVD, LLC:**
USE PERMITS for the following: **1)** hookah lounge; and **2)** on-premises consumption of alcohol (supper club) in conjunction with a proposed restaurant within an existing commercial building on 5.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/jor/jo (For possible action) **09/22/21 BCC**

Motion by Crystal Bomar
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

9. **WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:**
HOLDOVER WAIVER OF CONDITIONS of a use permit to dedicate additional right-of-way for future dual left turn lanes per Standard Drawing 245.1 for a place of worship and school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jgh/jo (For possible action) **09/22/21 BCC**

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

10. **WC-21-400122 (ZC-0851-04)-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #10 LEASE:**

WAIVER OF CONDITIONS of a zone change requiring interior landscaping as shown on plans in conjunction with a proposed warehouse and distribution center complex and existing office complex on 24.2 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, the south side of Roy Horn Way, the east side of Lindell Road, and the west side of Edmond Street within Enterprise. MN/jt/jo (For possible action) **09/22/21 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

11. **WS-21-0398-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #10 LEASE:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) cross access; and 3) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) warehouse and distribution center complex; and 2) finished grade on 15.9 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, the south side of Roy Horn Way, the east side of Lindell Road, and the west side of Edmond Street within Enterprise. MN/jt/jo (For possible action) **09/22/21 BCC**

Motion by Barris Kaiser

Action:

APPROVE WAIVERS OF DEVELOPMENT STANDARDS #s 1, 2, 3a, 3b, 3c, 3d, 3e and 3f.

DENY WAIVERS OF DEVELOPMENT STANDARDS #s 3g, 3h and 3i.

APPROVE Design Reviews

Per if approved staff conditions.

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

12. **WS-21-0399-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK OFFICE # 2 LEASE:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; and 2) cross access.

DESIGN REVIEWS for the following: 1) parking lot expansion; and 2) finished grade in conjunction with an office complex on 8.3 acres a M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Edmond Street and Roy Horn Way within Enterprise. MN/jt/jo (For possible action) **09/22/21 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

13. **ZC-21-0396-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS:**
ZONE CHANGE to reclassify 1.4 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; **2)** reduce width of private street; and **3)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** single family residential development; **2)** hammerhead street design; and **3)** finished grade. Generally located 350 feet east of Decatur Boulevard approximately 300 feet south of Ford Avenue within Enterprise (description on file). JJ/md/jo (For possible action) **09/22/21 BCC**

Motion by Barris Kaiser

Action:

APPROVE Zone Change

DENY WAIVERS OF DEVELOPMENT STANDARDS.

DENY Design reviews

Per staff if approved conditions.

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

14. **VS-21-0397-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Ford Avenue and Torino Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action) **09/22/21 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

VII. General Business:

1. Review and finalize next year's budget request(s) and take public input regarding the budget request(s). (For possible action)

Motion by David Chestnut

APPROVE the Enterprise TAB capital budget items for 2021-2022 dated 24 Aug 2021 for submittal to the County.

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

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 15, 2021 at 6:00 p.m. at the Windmill Library

X. Adjournment:

Motion by David Chestnut

ADJOURN meeting at 7:26 p.m.

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

DRAFT

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 225,000+ 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 Silverado Ranch Community Center.
 - Design Award scheduled October 2020
 - Construction Award scheduled March 2022
 - Completion scheduled end 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**
 - Design nearing completion, Construction 2022.
 - Two additional properties ROW needs to be acquired.
 - 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 plans are completed, and the ROW has been obtained.
 - The agreement with UPRR has not been completed.
 - UPRR cannot commit to a time to complete the agreement.
 - 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.**
 - The project is under design.
 - Planned to be under construction 2022.
 - 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: Increase the travel lanes on Blue Diamond Rd from 2 to 3 or 4 between Rainbow Blvd and Hualapai Way.**
 - Request NDOT to plan and fund the lane expansion.
 - Blue Diamond is the primary east west route south of CC 215.
 - The morning and evening rush hour traffic is rapidly increasing.
 - It is taking a vehicle 2 to 4 signal sequences to clear some intersections.

- **Priority #5: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.**
 - Traffic Management will draft up a concept.
 - 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 #6: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**
 - Included on a list as a future project.
 - Additional ROW is needed.
 - We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
 - Needed to 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 #7: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**
 - Included on a list as a future project.
 - Additional ROW is needed.
 - We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
 - Needed to 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 #4: Increase the travel lanes on Blue Diamond Rd from 2 to 3 or 4 between Rainbow Blvd and Hualapai Way.**
 - Request NDOT to plan and fund the lane expansion.
 - Blue Diamond is the primary east west route south of CC 215.
 - The morning and evening rush hour traffic is rapidly increasing.
 - It is taking a vehicle 2 to 4 signal sequences to clear some intersections.
- **Priority #9: 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.

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 including audio for the Enterprise TAB meetings.**
 - Enterprise TAB meetings will be held at Silverado Ranch Community Center which has an estimated completion date by end of 2023. This facility is designed to have an overhead camera system.
 - Meeting audio is currently recorded by handheld digital recorder.
 - 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.

09/21/21 PC AGENDA SHEET

BLUE DIAMOND ROAD AND EL CAPITAN WAY EAST
(TITLE 30)

BLUE DIAMOND RD/EL CAPITAN WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500120-DFI LV II, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 2.1 acres in a C-2 (General Commercial) zone.

Generally located on the southeast corner of Blue Diamond Road and El Capitan Way within Enterprise. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:
176-20-601-022; 176-20-601-023

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8985 Blue Diamond Road
- Site Acreage: 2.1
- Number of Lots/Units: 1
- Project Type: Commercial retail

The plan depicts a 1 lot commercial subdivision on 2.1 acres on the southeast corner of Blue Diamond Road and El Capitan Way. The site was reclassified to C-2 zoning as part of a 7.3 acre shopping center proposal via ZC-0051-16. An approved retail building and a restaurant with drive-thru are centrally located on the parcel which is part of a larger retail complex that includes a tavern. Access to the site is provided by a driveway on Blue Diamond Road and a driveway on El Capitan Way.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|------------|
| ADR-21-900275 | Retail building with restaurant and drive-thru | Approved by ZA | July 2021 |
| DR-18-0158 | Signage and lighting in conjunction with an approved tavern | Approved by BCC | April 2018 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| DR-0486-16 | Commercial complex and a landscape plan as required per ZC-0051-16 | Approved by BCC | September 2016 |
| ZC-0051-16 | Reclassified 7.3 acres to C-2 zoning for a shopping center with a design review as a public hearing for lighting, signage, and final landscape plan | Approved by BCC | March 2016 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--------------------------------------|-----------------|--|
| North | Residential Suburban (up to 8 du/ac) | H-2 | Undeveloped |
| South | Residential Suburban (up to 8 du/ac) | R-2 | Single family residential |
| East | Residential Suburban (up to 8 du/ac) | R-2 & P-F | Single family residential |
| West | Commercial General | C-2 | Convenience store & childcare facility |

Related Applications

| Application Number | Request |
|--------------------|---|
| WS-21-0326 | Roof signs for a retail center is a related item on the Board of County Commissioners August 18, 2021 agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- No comment.

Current Planning Division - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0076-2021 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DFILV II, LLC

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 1A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|--|-----------------------|--|
| APPLICATION TYPE | DEPARTMENT USE | APP. NUMBER: <u>TM-21-500120</u> DATE FILED: <u>7-28-2021</u> |
| <input checked="" type="checkbox"/> TENTATIVE MAP (TM) | | PLANNER ASSIGNED: <u>BRS</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9-15-2021</u> PC MEETING DATE: <u>9-21-2021 7pm</u> BCC MEETING DATE: _____ FEE: <u>\$750</u> |

| | |
|-----------------------|---|
| PROPERTY OWNER | NAME: <u>DFILV II LLC</u> |
| | ADDRESS: <u>8945 W. Russell Road, Suite 330</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> |
| | TELEPHONE: _____ CELL: _____ |
| | E-MAIL: _____ |

| | |
|------------------|---|
| APPLICANT | NAME: <u>DFILV II LLC</u> |
| | ADDRESS: <u>8945 W. Russell Road, Suite 330</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> |
| | TELEPHONE: _____ CELL: _____ |
| | E-MAIL: _____ REF CONTACT ID #: _____ |

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

ASSESSOR'S PARCEL NUMBER(S): 176-20-601-023

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond and El Capitan

TENTATIVE MAP NAME: _____

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

| | |
|--|---|
| <p><u>[Signature]</u> Property Owner (Signature)*</p> <p>STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>April 9, 2021</u> (DATE) By <u>Sean Dalesandro</u></p> <p>NOTARY PUBLIC: <u>[Signature]</u></p> | <p style="text-align: center;"><u>SEAN DALESANDRO</u> Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Courtney Elizabeth Soima NOTARY PUBLIC STATE OF NEVADA Appt. No. 19-4997-01 My Appt. Expires September 12, 2023</p> </div> |
|--|---|

*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.

09/22/21 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

BLUE DIAMOND RD/TENAYA WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400120 (ZC-17-1086)-BLUE RAIN PARTNERS, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 24.4 acres from R-E (Rural Estates Residential) PC (Planned Community Overlay District) and H-2 (General Highway Frontage) P-C (Planned Community Overlay District) Zones to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone and 5.6 acres from R-E (Rural Estates Residential) and H-2 (General Highway Frontage) Zones to C-2 (General Commercial) Zone.

DESIGN REVIEW for a proposed shopping center in the Mountain's Edge Master Planned Community.

Generally located on the south side of Blue Diamond Road and the east and west sides of Tenaya Way within Enterprise (description on file). JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:

176-22-201-019; 176-22-201-020; 176-22-301-012; 176-22-301-013; 176-22-601-026; 176-22-601-031 through 176-22-601-032; 176-22-701-001; 176-22-701-002; 176-22-701-030

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 30
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 44
- Square Feet: 225,000
- Parking Required/Provided: 1,051/1,250

Site Plans

The approved plans submitted with this request depict a shopping center consisting of multiple buildings. Most of the buildings are shown as future development with the exception of a

convenience store with gasoline sales, an anchor store, and 6 retail pad buildings that are part of the initial development. The pad site buildings are located mainly on the west side of Tenaya Way. The in-line retail buildings are located along the southern property line, and the proposed anchor building is located on the east side of Tenaya Way. Additionally, there are 3 approximate 2 acre parcels internal to this development shown as "not a part". The area behind the southerly buildings generally depicts loading and service areas for the commercial development. These service areas will be buffered by a wall and landscaping required by the Board of County Commissioners. In addition to the trees and screen wall, the buffer adjacent to the RNP neighborhood incorporates a 30 foot wide equestrian trail along the southern boundary in accordance with the Mountain's Edge Master Plan. MP-0420-02 established a cross-section of what that trail would provide. The exhibit that was approved by the Board of County Commissioners in 2002 shows a 30 foot wide trail that consists of a perimeter screen wall, 5 feet of landscaping, 20 feet of decomposed granite/chat, and 5 feet of empty space which could be landscaped by a future property owner (this will match what was shown for the Walmart site directly to the east). Parking is equitably distributed throughout the site with a majority of the parking spaces shown in the middle of the development. The main access to this site will be from Tenaya Way which bisects the project. There are 2 additional driveways which provide access to Blue Diamond Road, one on the eastern portion of the development, and one from the western portion of the development.

Landscaping

The plans depict 15 feet to 36 feet of street landscaping on Blue Diamond Road. Parking lot landscaping is equitably distributed throughout the site. The original plans show Evergreen trees spaced 20 feet on center along the south property line of the site, installed in front of a 6 foot high screen wall. Conditions of approval required an 8 foot decorative wall along the south property line with an additional row of Evergreen trees spaced 20 feet on center behind the wall.

Elevations

The proposed building heights will vary from 25 feet to 44 feet to the top of the parapet walls. The proposed building materials include CMU walls, stone veneer accents, metal awnings, and multiple surface plane variations consisting of walls that are off-set with contrasting color schemes. The rear portion of the buildings adjacent to the RNP neighborhood show walls that are off-set. The gasoline canopy also utilizes the same colors and textures as the convenience store. A condition of approval for the zone change is to enhance the design elements of the rear elevation of the buildings to the south.

Floor Plans

The plans depict a total building area of 225,000 square feet. The anchor building is shown at 90,000 square feet, the convenience store is shown at 3,800 square feet, and the 6 pad buildings are 4,400 square feet to 4,800 square feet. All other future buildings (the retail buildings, in-line shops, and pad sites) range in area from 3,000 square feet to 19,200 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-17-1086:

Current Planning

- Resolution of intent to complete in 3 years;
- Design review as a public hearing on future pad sites;
- Provide an 8 foot screen wall along the south property line with a decorative texture/finish on outside of the wall;
- Provide an additional row of evergreens spaced 20 feet on center behind the 8 foot screen wall;
- Enhanced design elements on the rear elevation of the buildings to the south;
- Low level lighting throughout the entire project with lighting to be addressed through a design review;
- Design review as a public hearing on lighting;
- No wall signs facing south;
- 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT) and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Remove the driveway on Blue Diamond Road that is just west of Tenaya Way or if a driveway is permitted by NDOT then relocate the driveway farther west a minimum of 600 feet or greater from Tenaya Way from the back of curb radius (BCR) on Blue Diamond Road to the BCR of the driveway;
- Right of way dedication to include 60 feet for Tenaya Way, 60 feet for Montessouri Street, the portion of the cul-de-sac for Monte Cristo Way adjacent to APN 176-22-301-012, and associated spandrels;
- Grant an access easement to APN 176-22-601-015, if necessary to prevent land locking.
- Applicant is advised that a regional flood control facility is planned for the western portion of the project site that may result in the requirement to redesign the site, including but not limited to building and parking locations; that the plans submitted with this application do not contain enough information to determine if Public Works' standards are satisfied; and that portions of several driveways are proposed on property that is not a part of this project so if those driveways are permitted based on zoning and Public Works' requirements concurrence from those property owners will be required.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0702-2017 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The original request for a shopping center and zoning was approved in March 2018 after the applicant worked diligently with the Commissioner to develop final conditions for approval. This request had support from the Mountain's Edge RNP, staff, Enterprise Town Board, Planning Commission, and Board of County Commissioners. The applicant is in the process of addressing unique site constraints and fully intends on moving forward, including the development of technical studies. One of the unique constraints related to this development is the drainage improvements along Blue Diamond Road and limited Blue Diamond Road frontage. The applicant is working to attract end users, including an anchor tenant, but shifting consumer habits, increased demand for online shopping, and pandemic impacts have slowed progress. Despite these concerns, the applicant is moving forward to develop the required technical studies. This request for an extension of time is appropriate considering there have been no significant changes in the surrounding area, no significant changes to the property, and no changes to laws or other requirements.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|-------------|
| ZC-17-1086 | Reclassified 30 acres to C-2 zoning for a shopping center | Approved by BCC | March 2018 |
| UC-1833-02 | Allowed modified residential development standards for Mountain's edge | Approved by PC | May 2003 |
| MP-1009-02 | Specific Plan for Mountain's Edge | Approved by BCC | August 2002 |
| MP-0420-02 | Concept Plan for Mountain's Edge | Approved by BCC | July 2002 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|------------------------|--------------------------|
| North | Commercial General, Commercial Neighborhood, Office Professional, and Residential Suburban | H-2 & R-2 | Undeveloped |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|------------------------|---|
| South | Rural Neighborhood Preservation | R-E (RNP-1) | Mix of developed & undeveloped parcels |
| East | Commercial General & Major Development Project – General Commercial | H-2, R-E & C-2 | Undeveloped parcel, existing single family residence, Walmart |
| West | Major Development Project – Public Facilities | P-F | Exploration Peak Park |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff does not object to an extension of time. The applicant is diligently working to resolve drainage issues in order to finalize the technical studies.

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 March 7, 2024 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has been completed within the time specified.

Public Works - Development Review

- Compliance with previous conditions;
- Coordinate with Public Works - Design Division for the Blue Diamond Wash Railroad project;
- Dedicate any right-of-way and easements necessary for the Blue Diamond Wash Railroad project;
- 30 days to submit a Separate Document to the Map Team for any required right-of-way and easement dedications;
- 90 days to record required right-of-way and easement dedications.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BLUE RAIN PARTNERS, LLC

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

2A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|---|-----------------------|---|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) ZC-17-1086 _____ (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>Blue Rain Partners, LLC</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 823-2300</u> CELL: <u>(702) 823-2300</u> E-MAIL: <u>kroohani@gmail.com</u> |
| | APPLICANT | NAME: <u>Blue Rain Partners, LLC</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 823-2300</u> CELL: <u>(702) 823-2300</u> E-MAIL: <u>kroohani@gmail.com</u> REF CONTACT ID #: <u>N/A</u> |
| | CORRESPONDENT | NAME: <u>DG Consultants, Dionicio Gordillo</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u> |

ASSESSOR'S PARCEL NUMBER(S): 176-22-201-019 & 020; 176-22-301-012 & 013; 176-22-601-026; 176-22-601-031 & 032; 176-22-701-001 & 002; 176-22-701-030

PROPERTY ADDRESS and/or CROSS STREETS: South side of Blue Diamond Road, east and west of Tenaya Way

PROJECT DESCRIPTION: Extension of time for a proposed 30 acre shopping center

(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)*

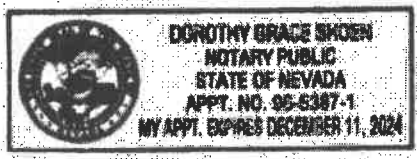
KHUSRAV ROOHANI

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 2, 2021 (DATE)
 By Khusrav Roohani, manager

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.

10/05/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RAINBOW BLVD/CAPOVILLA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400132 (VS-19-0490)-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Rainbow Boulevard and Redwood Street within Enterprise (description on file). M/S/d/jo (For possible action)

RELATED INFORMATION:

APN:

176-02-401-001; 176-02-401-002

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans show a previously approved vacation application to vacate and abandon patent easements on the subject parcels. The request includes a 33 foot wide easement on the east side and 3 foot wide easements on the north and south sides of APN 176-02-401-001. In addition, the request includes 33 foot wide easements on the east and west sides and 3 foot easements on the north and south sides of APN 176-02-401-002. The applicant indicates that these easements are not needed for roadway or development purposes.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0490:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Capovilla Avenue, 30 feet for Arby Avenue, the necessary portion of the cul-de-sac for Capovilla Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

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

Applicant's Justification

The applicant states that due to unexpected setbacks they were delayed in getting final signatures on the final map, and are therefore requesting an extension of time on the approved vacation application. The project's related off-site improvement plans were permitted by CCPW (PW 19-14708) and the off-sites are almost complete. The project's related on-site civil improvements have been permitted through BD 19-18228 and are also under construction at this time.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|--------------|
| TM-21-500085 | Commercial subdivision | Approved by BCC | July 2021 |
| ET-21-400095 (WS-19-0185) | First extension of time to allow alternative landscaping adjacent to a drive-thru lane along a public right-of-way, modified street standards; and design review for modifications to shopping center | Approved by BCC | July 2021 |
| ET-19-400147 (VS-0133-17) | First extension of time to vacate and abandon patent easements | Approved by BCC | January 2020 |
| VS-19-0490 | Vacated and abandoned patent easements | Approved by PC | August 2019 |
| WS-19-0185 | Waived landscaping and design review for modifications to shopping center | Approved by BCC | May 2019 |
| ZC-0132-17 | Reclassified the west half of the site from R-E to C-2 zoning and increased wall height with a design review for a shopping center and increased finished grade | Approved by BCC | April 2017 |
| TM-0025-17 | 1 lot commercial subdivision | Approved by BCC | April 2017 |
| VS-0133-17 | Vacated and abandoned a 5 foot wide portion of right-of-way being Rainbow Boulevard | Approved by BCC | April 2017 |
| ZC-0871-03 | Reclassified the east half of the site from R-E to C-2 zoning for future development | Approved by BCC | July 2003 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|-----------------------------------|-----------------|--|
| North | Business and Design/Research Park | C-2 & R-E | Shopping center & undeveloped |
| South | Commercial General | C-2 | Commercial center & undeveloped |
| East | Commercial General | C-2 | Undeveloped |
| West | Business and Design/Research Park | C-2 | Commercial buildings & fast-food restaurants |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff can support the applicants request for an extension of time. The applicant has been making progress in permitting, including off-site improvement plans (PW 19-14708) that were submitted to Public Works for their review. Related on-site civil improvements have been submitted and permitted through (BD 19-18228).

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 August 20, 2023 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

Public Works - Development Review

- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SACKLEY FAMILY TRUST & SACKLEY STUART TRS

CONTACT: CIVIL 360 PLANNING & ENGINEERING, 6490 W. DESERT INN RD, LAS VEGAS, NV 89146

DRAFT

10/05/21 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 30)

PEBBLE RD/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0430-DONNER KEVIN:

USE PERMITS for the following: 1) allow accessory structures without a principal use; and 2) allow nondecorative metal siding within the urban area in conjunction with accessory structures (cargo containers) on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located 140 feet north of Pebble Road and 142 feet west of Dean Martin Drive within Enterprise. JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:

177-17-407-008

USE PERMITS:

1. Allow accessory structures (4 cargo containers) on site without a principal use where required per Table 30.44-1.
2. Allow nondecorative metal siding where decorative metal is required within the urban area per Table 30.44-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3284 W. Pebble Road
- Site Acreage: 0.5
- Project Type: Accessory structures prior to the principal use
- Number of Stories: 1
- Building Height (feet): 9
- Square Feet: 800 (all cargo containers)

Site Plan

The plan shows an undeveloped parcel with access from the property to the south, designed as a flag lot. The driveway access is gated. Three, 8 foot by 20 foot cargo containers and one, 8 foot by 40 foot cargo container are located on the site. One, 8 foot by 20 foot, cargo container is

located 5 feet 4 inches from the north property line and the other 2 containers are 10 feet 4 inches from the east property line. The fourth cargo container, measuring 8 feet by 40 feet, is located 20 feet 4 inches from the south property line. A 6 foot high block wall encompasses the parcel with the exception of a gate to the southern developed parcel.

Landscaping

The plans indicate that there is a row of mature trees along the southern property line.

Elevations

The photos show 4 cargo containers of varying colors with an overall height of 9 feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant owns the property to the south and indicates that the site in question is used for exercise and leisure, and the containers are for storage of personal property. The applicant states that the cargo containers are compatible with the surrounding area and is willing to paint the cargo containers to make the containers more aesthetically pleasing.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|--------------|
| ZC-1026-05 | Reclassified approximately 3,800 parcels from R-E to R-E (RNP-I) zoning | Approved by BCC | October 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------|---------------------------------|-----------------|---------------------------|
| North, South, & West | Rural Neighborhood Preservation | R-E (RNP-I) | Single family residential |
| East | Rural Neighborhood Preservation | R-E (RNP-I) | Undeveloped |

Clark County Public Response Office (CCPRO)

There is an active CCPRO violation, CE20-11264 for stacked cargo containers visible from a public right-of-way. Although the cargo containers are no longer stacked on each other, they are still visible from the right-of-way.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. Since the site in question and the property to the south have the same owner, staff does not have a concern with the accessory use prior to the principal use. However, staff is concerned with the design of the cargo containers. The accessory structures (cargo containers) were placed on the site without permits and were initially stacked on top of each other. The cargo containers are now located at ground level; however, the cargo containers are visible from a right-of-way and are not decorative metal. The plans show that there are existing mature trees on the south side of the site, but no additional landscape screening is proposed. Staff could be supportive of the application if the applicant proposed additional landscaping to mitigate negative visual impacts on neighboring properties and the right-of-way. Staff finds that the existing use is incompatible with the surrounding area, and therefore, cannot support the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant to paint the cargo containers earth tone colors within 60 days of approval;
- Applicant to plant 6 large trees on the east side of the site to provide screening from Dean Martin Drive;
- Certificate of Compliance shall not be issued without final zoning approval;
- Any extensions of time to be a public hearing.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County or Agency issued permit, or approval of water service to this site; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KEVIN DONNER

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W FARM ROAD #180, LAS VEGAS, NV 89131

DRAFT

APR 21-100010



LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|--|--|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>UC 21-0430</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>10/05/21</u> BCC MEETING DATE: _____ FEE: <u>\$1950</u> | DATE FILED: <u>8/10/21</u> TAB/CAC DATE: <u>9/15/21</u> |
| | PROPERTY OWNER NAME: <u>KEVIN DONNER</u> ADDRESS: <u>3284 W. Pebble Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702) 841-2116</u> CELL: _____ E-MAIL: <u>kdonner23@aol.com</u> | |
| | APPLICANT NAME: <u>KEVIN DONNER</u> ADDRESS: <u>3284 W. Pebble Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702) 841-2116</u> CELL: _____ E-MAIL: <u>kdonner23@aol.com</u> REF CONTACT ID #: _____ | |
| | CORRESPONDENT NAME: <u>Taylor Consulting Group, Inc. (Nathaniel Taylor)</u> ADDRESS: <u>8414 W. Farm Road, #180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-994-3844</u> CELL: _____ E-MAIL: <u>info@thetaylorconsultinggg</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 177-17-407-008

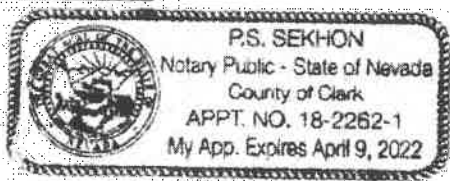
PROPERTY ADDRESS and/or CROSS STREETS: Pebble/Dean Martin Dr.

PROJECT DESCRIPTION: Request to allow outside storage in an R-E zoning district (conex boxes)

I (We) the undersigned swear and say that I am (We are) the owner(s) or 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.

Kevin Donner
 Property Owner (Signature)
 Kevin Donner
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 4th Jan 2021 (DATE)
 By Kevin Stuart Donner
 NOTARY PUBLIC: P. Sekhon



*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.

**PLANNER
COPY**

Taylor Consulting Group, Inc.

MC-21-0430

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

January 5, 2021

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

Re: APN: 177-17-407-008

To Whom It May Concern:

Per the request of the Clark County Public Response Office, we are respectfully requesting a special-use permit to allow for the outside storage of 4 conex boxes on an R-E property. This is an undeveloped parcel adjacent to the property owner's primary residence. The property owner uses this parcel for exercise and leisure—the conex boxes contain personal property that the owner needs access to. The containers are 20 ft. long, 8ft. wide, and 9 ft. high. The container on the north side of the property sits 6.4 ft. from the property line, the container on the west property line sits 10.4 ft. from the property line, and the two containers located on the south property line sit 10.4 ft. from the property line. It is our position that the storage of these boxes is harmonious and compatible with the surrounding area. There are other residences in the vicinity that have outside storage on their property as-well.

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please contact our office at 702-483-7045.

Respectfully,

Nathaniel Taylor

Nathaniel Taylor

10/05/21 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 29)

STONEWATER LN/GOETT GOLF DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-21-0416-OLYMPIA COMPANIES, LLC:

ZONE CHANGE to reclassify 5.4 acres from a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.

DESIGN REVIEW for a single family residential development in the Southern Highlands Master Planned Community.

Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
191-06-518-005; 191-06-518-007

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

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.4
- Number of Lots: 36
- Density (du/ac): 6.7
- Minimum/Maximum Lot Size (square feet): 4,173/8,414
- Project Type: Single family residential
- Number of Stories: 2 (3rd story option)
- Building Height (feet): Up to 35
- Square Feet: 3,370/3,641

Site Plans

The subject parcels are currently zoned C-2 and designated as Commercial General in the Southern Highlands Specific Plan which makes this zone boundary request nonconforming with that land use designation.

The plans depict a gated single family residential development totaling 36 single family lots and 4 common area lots on 5.4 acres. The density of the overall development is shown at 6.7 dwelling units per acre. The lots range in size from a minimum of 4,173 square feet to a maximum of 8,414 square feet. The development will have a single point of access to the north from a private drive off Stonewater Lane. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street.

Landscaping

External to the proposed project wall is a landscape element along Stonewater Lane which is part of the Southern Highlands Master Homeowners Association. This common element lot is approximately 20 feet wide and includes landscaping with a detached sidewalk. Internal to the site there are 2 larger common element lots on both sides of the main entry road totaling 11,749 square feet.

Elevations

The development will provide contemporary style split level homes at a maximum height of 35 feet. The elevations are very modern looking with stucco finished walls, decorative stone accents, metal staircases, window enhancements on all elevations, and flat rooflines. Also shown on plans are roof top decks and 3rd story room additions. The houses will range in height from 27 feet to 35 feet.

Floor Plans

The homes will range in size from 3,370 square feet to 3,641 square feet with 2 car garages and bonus room options. The third story bonus room options range in size from 519 square feet to 660 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant as an in-fill project, it has been determined there is no longer a demand for future commercial developments within this part of the Southern Highlands Community. Following extensive neighborhood involvement in the previously proposed R-3 non-conforming request, the developer has withdrawn that request in its entirety to satisfy the neighbors. As a result, the developer is proposing a less intense single family community, consisting of 36 single family residences versus 79 townhome style homes within the R-2 zoning designation.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|-------------|
| ZC-20-0603 | Rreclassified this site to R-3 zoning for an attached single family residential subdivision | Withdrawn by PC | June 2021 |
| VS-20-0604 | Vacated and abandoned a public drainage easement | Withdrawn by PC | June 2021 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| TM-20-500203 | 79 single family residential lots on 5.4 acres | Withdrawn by PC | June 2021 |
| TM-0034-05 | 1 lot commercial subdivision on 6.1 acres | Approved by PC | February 2005 |
| ZC-0973-03 | Reclassified this site and the areas east of this site to C-2 zoning for an office building | Approved by BCE | September 2003 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|-----------------|----------------------------------|
| North | Major Development Project (Southern Highlands) - Residential Medium (2 du/ac to 14 du/ac) | R-2 | Single family residential |
| South & West | Major Development Project (Southern Highlands) - Public Facilities | P-F | Open space park & drainage basin |
| East | Residential Suburban (up to 8 du/ac) | R-2 | Single family residential |

Related Applications

| Application Number | Request |
|--------------------|--|
| VS-21-0417 | A vacation and abandonment of a public drainage easement is a companion item on this agenda. |
| TM-21-500126 | A tentative map consisting of 36 single family residential lots on 5.4 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 29.

Analysis

Current Planning

Zone Change

Although this request does not conform to the Southern Highlands Specific Plan land use designation, it can be compatible with the existing land uses in the area. The proposed project will have a density of 6.7 dwelling units per acre. The single family residential development is compatible and consistent with the planned and existing uses in the immediate area. Lastly, the nonconforming zone boundary amendment will not create any negative effects on public facilities and services, and the zoning complies with applicable provisions of the negotiated Development Agreement; therefore, staff can support the zone change request.

Design Review

The proposed modified development standards will allow the creation of a development that will provide an opportunity for the use of creative design concepts to address community needs and

will not jeopardize the welfare of the general area. Furthermore, staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporates varying rooflines, exterior building materials, such as stucco and stone veneer, decorative window trimming, and decorative metal stair casings. However, even though most of the elements of the design review of this project are compatible with the adjacent land use, staff also recommends that the third story bonus room option be eliminated since there is no precedent of 3 story homes in the area. With this condition of approval, staff can support the overall request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 3, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 4 years;
- No 3 story homes within the development;
- No roof top decks along the eastern property line.
- 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

- Drainage study and compliance;
- If the project is gated, queuing analysis and gate/callbox location must be approved by Public Works - Development Review Division.

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 #0290-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: OLYMPIA COMPANIES, LLC
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE, STE 100, LAS VEGAS, NV 89118



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 checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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 APP. NUMBER: <u>NZC 21-0416</u> DATE FILED: <u>8/4/21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/15/21</u> PC MEETING DATE: <u>10/5/21</u> C-2 BCC MEETING DATE: <u>11/3/21</u> MDP FEE: <u>\$2,665.00</u> JJ <u>ZC 20-0603</u> |
| | PROPERTY OWNER NAME: <u>Olympia Companies, LLC</u> ADDRESS: <u>11411 Southern Highlands Pkwy #300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-220-6565</u> CELL: _____ E-MAIL: <u>carmstrong@olympiacompanies.com</u> |
| | APPLICANT NAME: <u>Olympia Companies, LLC</u> ADDRESS: <u>11411 Southern Highlands Pkwy #300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-220-6565</u> CELL: _____ E-MAIL: <u>carmstrong@olympiacom</u> REF CONTACT ID #: _____ |
| | CORRESPONDENT NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 191-06-518-005, 191-06-518-007
 PROPERTY ADDRESS and/or CROSS STREETS: Stonewater & Southern Highlands Pkwy
 PROJECT DESCRIPTION: Residential Subdivision

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


 Property Owner (Signature)

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 21, 2020 (DATE)
 BY Chris Armstrong
 NOTARY PUBLIC Debi Guma



*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.

OLY2019

June 22, 2021

Robert Kaminski
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

NZC-21-0416

**RE: Compelling Justification Letter for a Non-Conforming Zone Change
36 lots; 5.4+/- acres; APNs 191-06-518-005 & 191-06-518-007**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Olympia Companies, LLC respectfully submits this compelling justification letter with an application for a non-conforming zone change (NCZO) for the proposed community.

Project Description: The project site is located near the southwest corner of the Stonewater Lane and Southern Highlands Parkway intersection. The Assessor's Parcel Numbers for the proposed development are APN 191-06-518-005 & 191-06-518-007. This proposed community will be a single-family residential subdivision with 36 dwelling units.

The subject parcels, located within the Southern Highlands Master Plan (locked-in by Title 29), will require a non-conforming zone change to allow Single-family Residential (R-2) where the current zoning and land use is General Commercial (C-2) and is planned for commercial general uses. The proposed residential development subdivision is approximately 5.4 gross acres. The density will be 6.7 dwelling units per gross acre.

The planned architecture for the project is single-family housing that includes three floorplans and multiple elevations that reveal a more contemporary style that is desired by today's buyers, and in colors consistent with the Southern Highlands palette. These houses will have square footage of livable space ranges from 3,370 to 3,641 square feet including an attached 2 car garage. These are two-story homes (and 3rd floor options) with a maximum height of less than 35ft. See attached floor plans and elevations for specific details.

The project site is surrounded by a public facility for drainage mitigation, medium density single-family residential homes and a commercial area to the east. Parking for commercial area provides adequate separation from the commercial building and proposed community. Modifying the zoning to allow a single-family residential development will provide a transition between the commercial and the surrounding single-family residential developments. Landscaping along Stonewater Lane has existed and will not change, while landscaping within the community will be consistent the approved Southern Highlands standards.

As mentioned, the development is located within the Southern Highlands Master Planned Community which is locked-in by Title 29 and therefore technically does not have to address the following concerns. However, since these are typically issues that accompany non-conforming zone changes the following

are detailed responses to the requirements specified for a "Compelling Justification" under Title 30 Chapter 30.08:

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

Response: The current zoning of General Commercial (C-2) and is intended to accommodate a full range of commercial uses to serve the community. The applicant is proposing Single-family Residential (R-2) within the Southern Highlands Major Development (locked-in by Title 29). There is an existing commercial building adjacent to this site that provides adequate office spaces for the area and additional commercial is already developed to the north and south of the proposed site that provides typical neighborhood amenities. The entire parcel was originally planned for commercial uses and more office type uses to service the needs of Southern Highlands. However, there is still available office space for rent in the adjacent building as well as other office properties within Southern Highlands.

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

Response: The proposed site is surrounded by a variety of land uses including an adjacent Public Facility (PF) for drainage mitigation, General Commercial (C-2) to the north/east, Residential Suburban to the north/east, and a nearby Golf Course. The applicant is proposing Single-family Residential (R-2) for an attached single-family product which will be compatible with the surrounding area and provide a transition from commercial to Single-family residential developments.

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

Response: A technical analysis will be done for the drainage and water/sewer facilities before the Civil Improvement Plans are submitted. The Police Department, School District, and Fire Department that service this area will be contacted for the preparation of the reports which are required for the non-conforming zone change. The following infrastructure and services are in the area:

- a. The project will front Stonewater Lane which is a 63-foot local roadway. The project is adjacent to Southern Highlands Parkway which is a 93-foot arterial roadway.
- b. The project will have a single access from Corporate Center Drive a private drive aisle approximately 170 feet south of the intersection of Stonewater Drive and Southern Highlands Parkway.
- c. Public utility infrastructure is in the area. Water and sewer will be extended to connect to the nearest available source or outfall.
- d. A police station located approximately 8.8 miles northwest at Rainbow Blvd and Windmill Ln.
- e. A fire station located approximately 0.2 miles northeast at Starr Ave and Valley View Blvd.
- f. An existing library located approximately 8.5 miles east at Rainbow Blvd and Windmill Ln.

- g. Desert Oasis High School is located within approximately 3.0 miles, Lois & Jerry Tarkanian Middle School located within approximately 2.5 miles north, and the Evelyn Stuckey Elementary School is located within approximately 1.1 miles.
- h. Several hospitals and medical complexes in the area.
- i. Multiple churches within a 3.0 mile radius.
- j. Several parks, trails and a water park in the area.

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

Response: The project is located within the Southern Highlands Master Plan in the township of Enterprise within Clark County. The land is governed by the locked-in Title 29 zoning ordinance and the Southern Highlands Design Guidelines.

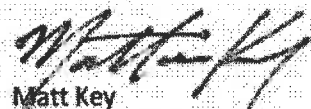
The Specific Plan identifies an approximate proportion of planned land uses and allows for flexibility in the number of homes and product mix depending on future market conditions. The southern area of the Las Vegas Valley currently demands additional residential homes with pedestrian-friendly neighborhoods, which the proposed community will provide.

The proposed development provides a desirable residential neighborhood while also promoting the infill of vacant property that is currently adjacent to existing communities. Also, the building architecture has been designed to address the demand for more contemporary styles. Following extensive neighborhood involvement in the previously proposed R-3 non-conforming request, the developer is proposing 36 single family residences vs 79 townhome style homes within the R-2 designation. Home prices will range from approximately \$650k to \$750k. Consideration was taken to the impact on the existing neighborhoods and the impact that future development will have on the proposed community.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Matt Key
Project Manager

CC:
Chris Armstrong, Olympia Companies
Todd Steadham, Westwood

10/05/21 PC AGENDA SHEET

EASEMENT
(TITLE 29)

STONEWATER LN/GOETT GOLF DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0417-OLYMPIA COMPANIES, LLC:

VACATE AND ABANDON an easement of interest to Clark County located between Stonewater Lane and Highlander Golf Lane, and between Goett Golf Drive and Oxwood Street (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
191-06-518-005; 191-06-518-007

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a public drainage easement. The drainage easement is approximately 20 feet wide and is located along the east portion of the future development. The applicant indicates this easement is no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide proper drainage for the development.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| ZC-20-0603 | Reclassified this site to R-3 zoning for an attached single family residential subdivision | Withdrawn by PC | June 2021 |
| VS-20-0604 | Vacated and abandoned a public drainage easement | Withdrawn by PC | June 2021 |
| TM-20-500203 | 79 single family residential lots on 5.4 acres | Withdrawn by PC | June 2021 |
| TM-0034-05 | 1 lot commercial subdivision on 6.1 acres | Approved by PC | February 2005 |
| ZC-0973-03 | Reclassified this site and the areas east of this site to C-2 zoning for an office building | Approved by BCC | September 2003 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|-----------------|----------------------------------|
| North | Major Development Project (Southern Highlands) - Residential Medium (2 du/ac to 14 du/ac) | R-2 | Single family residential |
| South & West | Major Development Project (Southern Highlands) - Public Facilities | P-F | Open space park & drainage basin |
| East | Residential Suburban (up to 8 du/ac) | R-2 | Single family residential |

Related Applications

| Application Number | Request |
|--------------------|---|
| NZC-21-0416 | A nonconforming zone change to reclassify this site to R-2 zoning for a single family residential subdivision is a companion item on this agenda. |
| TM-21-500126 | A tentative map consisting of 36 single family residential lots on 5.4 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 29.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of a drainage easement that is not necessary for site drainage.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 3, 2021 at 9:00 a.m., unless otherwise announced.

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

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OLYMPIA COMPANIES, LLC

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

DRAFT



VACATION APPLICATION

6A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | | |
|--|-----------------------|-------------------------|-------------------------|
| APPLICATION TYPE | DEPARTMENT USE | APP. NUMBER: _____ | DATE FILED: _____ |
| | | PLANNER ASSIGNED: _____ | TAB/CAC DATE: _____ |
| <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 #): _____ | | PC MEETING DATE: _____ | BCC MEETING DATE: _____ |
| | | FEE: _____ | |

| | |
|-----------------------|---|
| PROPERTY OWNER | NAME: <u>Olympia Companies, LLC</u> |
| | ADDRESS: <u>11411 Southern Highlands Pkwy #300</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> |
| | TELEPHONE: <u>702-220-6565</u> CELL: _____ |
| | E-MAIL: <u>carmstrong@olympiacompanies.com</u> |

| | |
|------------------|--|
| APPLICANT | NAME: <u>Olympia Companies, LLC</u> |
| | ADDRESS: <u>11411 Southern Highlands Pkwy #300</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> |
| | TELEPHONE: <u>702-220-6565</u> CELL: _____ |
| | E-MAIL: <u>carmstrong@olympiacompanies.com</u> REF CONTACT ID #: _____ |

| | |
|----------------------|--|
| CORRESPONDENT | NAME: <u>Westwood Professional Services</u> |
| | ADDRESS: <u>5740 S. Arville St., Suite 216</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>702-284-5300</u> CELL: _____ |
| | E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u> |

ASSESSOR'S PARCEL NUMBER(S): 191-06-518-002

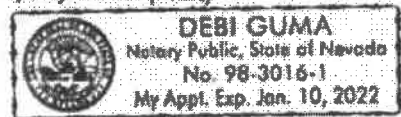
PROPERTY ADDRESS and/or CROSS STREETS: Stonewater & Southern Highlands Pkwy

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)*

[Print Name]
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON July 21, 2020 (DATE)
By [Signature]
NOTARY PUBLIC: [Signature]



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

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

OLY2019

June 22, 2021

Robert Kaminski
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

RE: Justification Letter for a Vacation for the Stonewater project; APNs 191-06-518-005 & 191-06-518-007

Westwood Professional Services, on behalf of the applicant, Olympia Companies, LLC respectfully submits this justification letter in support of a Vacation (VS) for the subject development.

Project Description

The project site is located near the southwest corner of the Stonewater Lane and Southern Highlands Parkway intersection. The Assessor's Parcel Number for the proposed development is APN 191-06-518-005 & APN 191-06-518-007. This proposed community will be a single family residential subdivision with 36 lots.

Vacation of Drainage Easement

This application proposes to vacate a 20 ft wide drainage easement along the east property line. This drainage easement is no longer needed and is now conflict with the proposed site plan. Legal descriptions and exhibits have been included.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES


Matt Key
Project Manager

CC:

Chris Armstrong, Olympia Companies
Todd Steadham, Westwood

10/05/21 PC AGENDA SHEET

STONEWATER
(TITLE 29)

STONEWATER LN/GOETT GOLF DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500126-OLYMPIA COMPANIES, LLC:

TENTATIVE MAP consisting of 36 single family residential lots and common lots on 5.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community.

Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
191-06-518-005; 191-06-518-007

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5.4
- Number of Lots: 36
- Density (du/ac): 6.7
- Minimum/Maximum Lot Size (square feet): 4,173/8,414

The plans depict a gated single family residential development totaling 36 single family lots and 4 common area lots on 5.4 acres. The density of the overall development is shown at 6.7 dwelling units per acre. The lots range in size from a minimum of 4,173 square feet to a maximum of 8,414 square feet. The development will have a single point of access to the north from a private drive off Stonewater Lane. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|-----------|
| ZC-20-0603 | Reclassified this site to R-3 zoning for an attached single family residential subdivision | Withdrawn by PC | June 2021 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| VS-20-0604 | Vacated and abandoned a public drainage easement | Withdrawn by PC | June 2021 |
| TM-20-500203 | 79 single family residential lots on 5.4 acres | Withdrawn by PC | June 2021 |
| TM-0034-05 | 1 lot commercial subdivision on 6.1 acres | Approved by PC | February 2005 |
| ZC-0973-03 | Reclassified this site and the areas east of this site to C-2 zoning for an office building | Approved by BCC | September 2003 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|-----------------|----------------------------------|
| North | Major Development Project (Southern Highlands) - Residential Medium (2 du/ac to 14 du/ac) | R-2 | Single family residential |
| South & West | Major Development Project (Southern Highlands) - Public Facilities | P-F | Open space park & drainage basin |
| East | Residential Suburban (up to 8 du/ac) | R-2 | Single family residential |

Related Applications

| Application Number | Request |
|--------------------|---|
| NZC-21-0416 | A nonconforming zone change to reclassify this site to R-2 zoning for a single family residential subdivision is a companion item on this agenda. |
| VS-21-0417 | A vacation and abandonment of a public drainage easement 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 29.

Analysis**Current Planning**

This request meets the tentative map requirements as outlined in Title 29.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 3, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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;
- If the project is gated, queuing analysis and gate/callbox location must be approved by Public Works - Development Review Division.

Current Planning Division - Addressing

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0290-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OLYMPIA COMPANIES, LLC

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



TENTATIVE MAP APPLICATION 7A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|-------------------------|----------------|--|
| APPLICATION TYPE | DEPARTMENT USE | APP. NUMBER: <u>TM-21-500126</u> DATE FILED: <u>8/4/21</u> |
| * TENTATIVE MAP (TM) | | PLANNER ASSIGNED: <u>RK</u> TABICAC: <u>Enterprise</u> TABICAC DATE: <u>9/15/21</u> PC MEETING DATE: <u>10/5/21</u> C-2 BCC MEETING DATE: <u>11/3/21</u> MDP FEE: <u>\$750.00</u> JJ <u>TM 20-500203</u> |

| | |
|----------------|--|
| PROPERTY OWNER | NAME: <u>Olympia Companies, LLC</u> ADDRESS: <u>11411 Southern Highlands Pkwy #300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-220-6565</u> CELL: _____ E-MAIL: <u>carmstrong@olympiacompanies.com</u> |
|----------------|--|

| | |
|-----------|--|
| APPLICANT | NAME: <u>Olympia Companies, LLC</u> ADDRESS: <u>11411 Southern Highlands Pkwy #300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-220-6565</u> CELL: _____ E-MAIL: <u>carmstrong@olympiacompanies.com</u> REF CONTACT ID #: _____ |
|-----------|--|

| | |
|---------------|---|
| CORRESPONDENT | NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: _____ TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u> |
|---------------|---|

ASSESSOR'S PARCEL NUMBER(S): 191-06-518-005, 191-06-518-007

PROPERTY ADDRESS and/or CROSS STREETS: Stonewater & Southern Highlands Pkwy

TENTATIVE MAP NAME: Stonewater

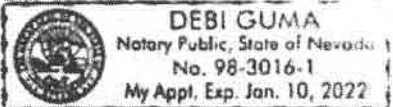
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans and drawings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

 Property Owner (Signature)*

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON July 31, 2020 (DATE)
 By Chris Armstrong
 NOTARY PUBLIC Debi Pearson



*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 signatures in a representative capacity.

OLY2019

July 13, 2021

Robert Kaminski
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

Ty-21 500126

**RE: Justification Letter for a Design Review (DR), and Tentative Map (TM) for 36 lots; 5.4+/- acres;
APN 191-06-518-005 & 191-06-518-007**

Westwood Professional Services, on behalf of the applicant, Olympia Companies, LLC respectfully submits this justification letter in support of a Design Review (DR) and Tentative Map (TMP) applications for the subject development.

Project Description

The project site is located near the southwest corner of the Stonewater Lane and Southern Highlands Parkway intersection. The Assessor's Parcel Numbers for the proposed development are APN 191-06-518-005 & 191-06-518-007. This proposed community will be a single-family residential subdivision with 36 dwelling units.

Design Review

Site Plan

The proposed site plan and building architecture have been designed to blend into and be complimentary of the existing architectural style of the Southern Highlands Community. Consideration was taken to minimize the impact on the existing neighborhood and the impact that future development will have on the proposed community.

The subject parcel, located within the Southern Highlands Master Plan (locked-in Title 29), will require a non-conforming zone change to single-family attached Residential (R-2) where the current zoning and landuse is General Commercial (C-2) and planned for commercial general uses. The proposed density is under 6.7 du/ac which conforms to the requested zoning which is for a future single-family residential project.

The subdivision will have interior private streets that are 43-ft wide, with an attached sidewalk on one side. There is one gated entrance to the community which is located on Corporate Center Drive which is a private drive aisle approximately 170 feet south of the intersection of Stonewater Lane and Southern Highlands Parkway. An approved public turn-around will be provided within the entry. The 33-ft wide interior drives that terminate in stubs are less than 150 ft long and serve a maximum of 4 dwelling units. There are no perimeter roads, and the necessary right-of-way for future full offsite improvements will be granted. As an "in-fill" project, it has been determined there is no longer a demand for future commercial developments within this part of the Southern Highlands Community. The proposed single-family product provides a transitional use to the nearby single-family residential developments. The property as it exists has the right to develop up to 50 ft in height to match the

existing commercial office complex, however, the heights of the proposed project will not exceed 35 ft in height.

Corporate Center Parking

There is a request for a design review for the revised parking configuration. The proposed development will reduce the available parking for the Corporate Center. The overflow parking area west of the Corporate Center encompassing APNs 191-06-518-008 & -007 will be reduced by removing APN 191-06-518-007, approximately 1 ac. The remaining parking lot will be redesigned to increase the number of available parking stalls as shown on the included Site Plan. The parking for the Corporate Center, while reduced, still provides 242 stalls where 229 stalls are required per Title 29, which is based on 68,665 square feet of leasable space at a rate of 1 stall per 300sqft of leasable area. Existing parking spaces and new parking spaces are both shown and numbered on the site plan.

Architecture

The planned architecture for the project is single family detached and includes three floorplans and multiple elevations that reveal a more contemporary style that is desired by today's buyers, and in colors consistent with the Southern Highlands palette. The square footage of livable space ranges from 3,370 to 3,641 square feet including an attached 2 car garage. These are two-story homes (and 3rd floor options) with a maximum height of less than 35ft. The elevations reveal roof form variation and articulation acceptable to Southern Highlands Design Criteria. Various building materials and architectural features provide features typical of an upgraded offering. The proposed floor plans and elevations are included with the submittal package. Southern Highlands Development ARC review has occurred and plans have been approved.

Tentative Map

The associated Tentative Map (TM) will establish the layout of the 36-residential lots, four (4) common lots, and the interior street network. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, width, and location of drainage easements.

The project will be marketed to professionals seeking an amenitized community with little or no maintenance required. Internal to the units will be upgrades and amenities that resemble a luxury type product, and not seen as an entry-level product.

History

The project fronts a developed park; Stonewater Park, and provides a buffer to the adjacent residential uses from the existing office building at a scale that is appealing and compatible to the adjacent residential neighbors. Following extensive neighborhood involvement in the previously proposed R-3 non-conforming request, the developer has withdrawn the previous R-3 zoning application in its entirety to satisfy the requests from the neighbors. As a result, the developer is proposing a less intense single family community, consisting of 36 single family residences vs 79 townhome style homes within the R-2 designation. Home prices are anticipated to range from approximately \$700k to \$800k.

In summary, we respectfully request a favorable recommendation for approval of a more contemporary single-family residential project that has a pent-up demand for low-maintenance, highly amenitized, luxury living for professionals and other similarly interested home buyers, that addresses concerns highlighted by the previously submitted application.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Matt Key
Project Manager

CC:
Chris Armstrong, Olympia Companies
Todd Steadham, Westwood

10/06/21 BCC AGENDA SHEET

LIGHTING
(TITLE 30)

WELPMAN WY/PARVIN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0410-WELPMAN SELF STORAGE, LLC:

DESIGN REVIEW for lighting in conjunction with a previously approved mini-warehouse facility and vehicle storage facility on 4.4 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Welpman Way and the west side of Parvin Street (alignment) within Enterprise. MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

191-08-701-012

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 1160 Welpman Way
- Site Acreage: 4.4
- Project Type: Lighting
- Number of Stories: 3
- Building Height (feet): 28 to 45

Site Plan

The site plan depicts an approved mini-warehouse and RV/boat storage facility. The approved facility has 1, 2, and 3 story buildings that total 93,290 square feet with a total of 5 buildings on the west side of the site and parking on the east side of the site. Access to the site is provided along Welpman Way.

Lighting

The plans depict lighting for the project consisting of pole mounted fixtures within the internal parking area and lighting underneath the covered parking areas for RVs along the north, east, and south perimeters. Wall mounted lighting is shown on the exterior of the buildings internally to the site with downward facing fixtures. The plans show a wall mounted downward facing recessed light on the west side of Building B. The plans indicate all lighting fixtures will be

shielded to mitigate any light pollution leaving the site. The pole mounted fixtures will be a maximum of 25 feet in height.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the signage and lighting plans are being submitted to satisfy the conditions of approval for ZC-0631-16. The proposed lighting with this application will be in conformance with Title 30 requirements and will not have an adverse impact on adjacent properties. Lighting for the project will be shielded to mitigate any light pollution and will comply with County Codes.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| WS-20-0371 | Allowed a roof sign | Approved by PC | November 2020 |
| ZC-0631-16 | Reclassified to C-2 zoning for development of a mini-warehouse and RV/boat storage facility | Approved by BCC | October 2016 |
| VS-0632-16 | Vacated and abandoned Parvin Street right-of-way and easements | Approved by BCC | October 2016 |
| ZC-1200-07 | Reclassified the project site to H-1 zoning for future commercial development | Approved by BCC | November 2007 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|-------------------------|--|
| North | City of Henderson & Commercial Tourist | H-1 & City of Henderson | Undeveloped |
| South | City of Henderson & Public Facilities | P-F & City of Henderson | Clark County School District transportation facility |
| East | City of Henderson | City of Henderson | Undeveloped |
| West | Public Facilities | P-F | Clark County School District transportation facility |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The plans indicate that all of the lighting fixtures will be shielded and/or directed away from the adjacent properties. Staff finds the lighting plan complies in part with Urban Specific Policy 15 of the Comprehensive Master Plan, which states that lighting design should be sensitive to off-site uses. Therefore, staff can support this design review.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WELPMAN SELF STORAGE, LLC
CONTACT: DEAN LINGENFELDER, WELPMAN SELF STORAGE, 530 LOMAS SANTA FE DRIVE, SUITE C, SOLANA BEACH, CA 92075



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

8A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|---|---|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____ |
| | PROPERTY OWNER NAME: <u>Welpman Self Storage, LLC</u> ADDRESS: <u>530 Lomas Santa Fe Dr., Ste. C</u> CITY: <u>Solana Beach</u> STATE: <u>CA</u> ZIP: <u>92075</u> TELEPHONE: <u>858-755-0499</u> CELL: <u>808-757-0602</u> E-MAIL: <u>skaohu@gmail.com</u> |
| | APPLICANT NAME: <u>Welpman Self Storage, LLC</u> ADDRESS: <u>530 Lomas Santa Fe Dr., Ste. C</u> CITY: <u>Solana Beach</u> STATE: <u>CA</u> ZIP: <u>92075</u> TELEPHONE: <u>858-755-0499</u> CELL: <u>808-757-0602</u> E-MAIL: <u>skaohu@gmail.com</u> REF CONTACT ID #: _____ |
| CORRESPONDENT NAME: <u>Dean Lingenfelder</u> ADDRESS: <u>530 Lomas Santa Fe Dr., Ste. C</u> CITY: <u>Solana Beach</u> STATE: <u>CA</u> ZIP: <u>92075</u> TELEPHONE: <u>858-755-0499</u> CELL: <u>808-757-0602</u> E-MAIL: <u>allstoragedean@gmail.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 191-08-701-012

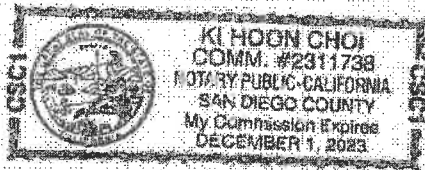
PROPERTY ADDRESS and/or CROSS STREETS: 1160 W. Welpman Way, Henderson, NV, 89044

PROJECT DESCRIPTION: Mini Storage, Boat, RV, Automobile Storage

(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.

Dean Lingenfelder 6/10/2011
 Dean Lingenfelder- Manager
 Property Owner (Signature)* Property Owner (Print)

STATE OF California
 COUNTY OF San Diego
 SUBSCRIBED AND SWORN BEFORE ME ON June 24, 2011 (DATE)
 By: Dean Lingenfelder
 NOTARY PUBLIC: _____



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

D G Consultants

June 15, 2021

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

RE: JUSTIFICATION LETTER – First Extension of Time on ZC-17-1086

On behalf of Blue Rain Partners, LLC, we are requesting an extension of time on ZC-17-1086 for a multiple building, 225,000 square foot shopping center. **The first extension of time is requested on the zone boundary amendment and design review.** The subject site is 30.0 acres, zoned C-2, and located at the SW and SE corners of Blue Diamond Road and Tenaya Way. By way of background, the project was originally approved with ZC-17-1086 in March 2018, subject to a condition of a resolution of intent to complete in 3 years. The resolution of intent was executed and recorded. During the hearing process for the zone change, the applicant worked diligently at the direction of Commissioner Brager, with the adjacent Mountain's Edge RNP and jointly developed a set of final conditions that are reflected on the NOFA. The request had support from the Mountain's Edge RNP, staff, Enterprise Town Board, Planning Commission, and County Commission. The applicant has been in the process of addressing unique site constraints and fully intends to move forward with the project and commence development of technical studies.

The unique site constraints that affect the overall site consist of drainage improvements along Blue Diamond Road and limited Blue Diamond Road frontage in attracting suitable end users for the commercial development. The applicant has been diligently working to attract end users, including anchor tenants, but with shifting consumer habits of increased demand for online shopping, brought on due to the pandemic, the applicant has found it challenging in attracting interest in a 30 acre shopping center. Nonetheless, the applicant is moving forward with technical study development and commence the proposed development.

We believe an extension of time for the zone boundary amendment and design review is appropriate for the following reasons: **1)** circumstances have not substantially changed in the immediate area; **2)** circumstances have not substantially changed to the subject property; and **3)** there have been no changes in the laws or policies affecting the subject property. **Therefore, this request meets all required provisions for an extension of time as listed in Title 30.**

Thank you for the consideration.

Sincerely,





9 July 2021

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Henderson, NV 89009-5050

RE: Welpman Self Storage, LLC – Design Review for Lighting
APN: 191-08-701-012
RWA Job. No. 16-051

To Whom It May Concern:

On behalf of our client, Welpman Self Storage, LLC, we are submitting this application for Design Review for lighting for a previously approved/constructed mini-storage warehouse project. The parcel is currently zoned General Commercial (C-2) with a land-use designation of Commercial General (CT) within the Enterprise Land-Use Plan Area. As a condition of approval on the original Zone Change (ZC-0063-16), Design Review is required for lighting.

Lighting

The proposed lighting consists of site lighting poles, wall-mounted area lights and canopy-mounted area lights that illuminate the on-site parking/driving areas of the project. Additionally, on the west side of the building is an architectural feature wall that incorporates a screened wall washing light fixture to illuminate the western face of a portion of the building. There are four (4) site lighting poles proposed, which are slimline/low-profile LED fixtures, with a maximum height of twenty feet (25') and are fully downward facing. The wall-mounted lights are also LED, similarly low-profile and downward facing with a total of twenty (20) fixtures, located internal to the site at a height of 13'-0" on the buildings and not visible from the public right-of-way. The wall washing fixtures follow the parapet line of the portion of building and are mounted at 20'-0" height and are downward facing, illuminating the wall beneath the fixtures. Photos and details are provided for these fixtures within the submitted application package.

Given this data, we request your support on this project. If additional information is necessary to prepare these applications for public hearing, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris A. Richardson", written over a circular stamp or seal.

Chris A. Richardson, LEED AP
Planning Director, Richardson Wetzel Architects

10/06/21 BCC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

ELDORADO LN/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400131 (ZC-19-0434)-NEMAN RAMIN & NEMAN DAVID:

USE PERMIT FIRST EXTENSION OF TIME for a mini-warehouse.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed mini-warehouse on 2.2 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Eldorado Lane and the west side of Decatur Boulevard within Enterprise. MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:
176-12-501-017; 176-12-501-018

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the throat depth for a proposed driveway along Decatur Boulevard to 8 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 68% reduction).

BACKGROUND:

Project Description

General Summary

- Site Address: 7491 S. Decatur Boulevard
- Site Acreage: 2.2
- Project Type: Mini-warehouse
- Number of Stories: Up to 3
- Building Height (feet): 13 (Building 1)/26 (Building 2)
- Square Feet: 14,828 (Building 1)/98,370 (Building 2)
- Parking Required/Provided: 5/5

Site Plan & Request

This request is for an extension of time for an approved use permit, waiver of development standards, and design review. The approved zone change was adopted by ordinance with no Resolution of Intent and as such does not need to be extended.

The overall mini-warehouse consists of 2 buildings with Building 1 measuring 14,828 square feet and Building 2 measuring 98,370 square feet. Building 1 is set back 10 feet from the west property line, adjacent to the existing single family residential development. The building is also set back 10 feet from the south property line, adjacent to the private street, 15 feet from the east property line along Decatur Boulevard, and 5 feet from the north property line adjacent to an undeveloped parcel. Building 2 is centrally located within the site and is set back 58 feet from the west property line, 63 feet from the north property line, 62 feet from the south property line, and 43.5 feet from the east property line. Building 2 contains a subterranean storage level, measuring 32,790 square feet, which is included within the overall area of the structure. Ingress and egress to the site is granted via a 39 foot wide proposed commercial driveway along Decatur Boulevard. A total of 5 parking spaces are provided where 5 parking spaces are required. The required trash enclosure is located at the northeast corner of Building 2 and is set back 43 feet from Decatur Boulevard. Drive aisles within the facility have a minimum width of 27 feet.

Landscaping

A 15 foot wide landscape area featuring a 5 foot wide detached sidewalk is proposed along Decatur Boulevard. Twenty-four inch box trees, including Evergreen trees, will be planted within the street landscape area which also includes shrubs and groundcover. An intense landscape buffer is provided along the west property line adjacent to the existing single family residential development. The intense landscape buffer measures 10 feet in width and consists of 24 inch box Evergreen trees, planted 10 feet on center. In addition to the intense landscape buffer, an existing 6 foot high CMU block wall is located along the property line to the west. The existing CMU block wall will be removed along the south property line, adjacent to the private street. However, a 10 foot wide landscape area consisting of 24 inch box medium trees is proposed adjacent to the private street (Eldorado Lane). A 5 foot wide landscape area with 24 inch box medium trees is located along the northwest property line. A landscape area ranging between 16 feet to 30 feet is located along the northeast property line consisting of 24 inch box large Evergreen trees. Interior parking lot landscaping is equitably distributed throughout the site.

Elevations

Building 1 is single story and measures 13 feet in height. The exterior of the building consists of decorative and split-faced CMU block with the addition of evenly distributed cement plaster walls along the rear of the building providing a contrast in design. All overhead doors accessing the storage units are oriented towards the interior of the site and do not face the existing residential development to the west. Building 2 consists of 2 stories, with a subterranean storage level, and measures 26 feet in height. The bottom half of the east elevation features decorative and split-faced CMU block with stone veneer columns located adjacent to the entrance of the building. The east elevation also depicts the entry feature to the facility, which includes an aluminum storefront window system with a stone veneer exterior on the bottom portion and a painted cement plaster finish located at the top portion of the entry feature. The top half of the east elevation, located above the overhead roll-up doors, features a painted cement plaster finish. The north elevation and interior west elevations are like the east elevation, except for a "janus door", which encloses and screens the mechanical equipment serving the mini-warehouse. The interior north, west, and south elevations feature decorative and split-faced CMU block on the

bottom half of the building and a painted cement plaster finish on the top half of the structure. The buildings will be painted with neutral, earth tone colors.

Floor Plans

The approved site includes Building 1 that measures 14,828 square feet and contains 1 floor. Building 2 measures 98,370 square feet and features 3 floors, which includes the basement level. Both buildings contain multiple storage units while Building 2 features a customer counter, manager's office, and restroom facilities. The mechanical equipment servicing the mini warehouse is located inside Building 2 on the second floor and the basement level.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-19-0434:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waiver of development standards, and design review must commence within 2 years of the approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to back of curb for Decatur Boulevard.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a

"Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0288-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that permits have been applied for and that they will begin development when permitting is complete. The requested extension of time will allow for permits to be reviewed and processed prior to the start of construction.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|-----------|
| ZC-19-0434 | Original request to reclassify the site from R-E to C-1 Zoning for a mini-warehouse | Approved by BCC | July 2019 |
| VS-19-0435 | Vacated and abandoned right-of-way and easements | Approved by BCC | July 2019 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|------------------------------------|-----------------|---|
| North | Business and Design/Research Park | R-E & M-D | Undeveloped lot & warehouse |
| South | Residential Medium (3 to 14 du/ac) | R-2 | Single family residential development |
| East | Office Professional | R-E | Single family residential & undeveloped lot |
| West | Residential Medium (3 to 14 du/ac) | RUD | Single family residential development |

Related Applications

| Application Number | Request |
|------------------------------|---|
| ET-21-400137 (VS-19-0445) | An extension of time for a vacation and abandonment 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

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

Staff can support the extension of time as the applicant has submitted a review for the following permits, including a drainage study (PW20-17477) that was approved, off-site improvement plans (PW20-20145), soils report (PW20-20146), fire permit, parcel map (MSM21-600012), and building permits (BD21-08461). Staff can support an extension for 2 additional years.

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 July 17, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Compliance with previous conditions.
- Applicant is advised that the County purchased right-of-way for Decatur Boulevard from APN 176-12-501-017 in June 2021, and a portion of said right-of-way will need to be vacated in order to comply with the original conditions of approval; that the right-of-way vacation application should be submitted as soon as the applicant is able to; and that the applicant may be required to reimburse the County for the portion of right-of-way that will be vacated.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SURE LINK SELF STORAGE

**CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 WEST AZURE DRIVE,
SUITE 140-C, LAS VEGAS, NV 89130**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

9A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

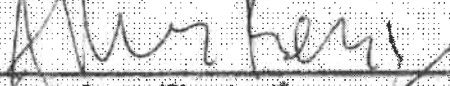
| | |
|---|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) ZC-9-0434/VS19-0445/ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>Et-21-400131</u> DATE FILED: <u>8/9/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/15/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/6/21</u> FEE: <u>\$ 300</u> |
| | PROPERTY OWNER NAME: <u>AYB INVESTMENTS, LLC</u> ADDRESS: <u>10724 Wilshire Blvd, #1203</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90024</u> TELEPHONE: <u>(310) 777-2400</u> CELL: <u>(310) 863-7666</u> E-MAIL: <u>allenbenyamin@outlook.com</u> |
| | APPLICANT NAME: <u>Sure Link Storage Las Vegas, LLC</u> ADDRESS: <u>1916 W. Horizon Ridge Parkway, Suite 130</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(725) 207-8047</u> CELL: <u>(725) 207-8047</u> E-MAIL: <u>rc@ram-cora.com</u> REF CONTACT ID #: _____ |
| CONSULTANT NAME: <u>Balova Engineering</u> ADDRESS: <u>7495 W. Azyre Drive, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>(702) 682-1706</u> CELL: <u>(702) 682-1706</u> E-MAIL: <u>psya@balovaengineering.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 176-12-501-017 and 176-12-501-018

PROPERTY ADDRESS and/or CROSS STREETS: Decatur and Eldorado

PROJECT DESCRIPTION: Decatur Mini Storage

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



 Property Owner (Signature) Property Owner (Print)

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 BY _____
 NOTARY PUBLIC: _____

SEE ATTACHED

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

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

1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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

State of California
 County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me
 on this 22 day of JULY, 2021
 by _____
Date Month Year

(1) ALLEN Y BENYAMIN

(and (2) _____),
Name(s) of Signer(s)



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

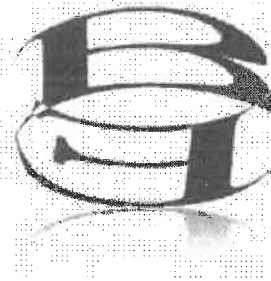
Signature P. Elias
Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document 176-12-501-017 4-018
 Title or Type of Document: LAND USE APPLICATION Document Date: _____
 Number of Pages: 1 Signer(s) Other Than Named Above: _____



July 16, 2021

ET-21-400131

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

Re: DECATUR MINI STORAGE
APN 176-12-501-017
APN 176-12-501-018

The purpose of this letter is to request an extension of time on behalf of the owner, for a Mini Storage facility, on a pproximately 2 acres, located at the Northwest corner of Decaur Boulevard and Eldorado Lane.

**EXTENSION OF TIME OF ZONE CHANGE ZC-19-0434
EXTENSION OF TIME OF VACATION APPPLICATION vs-19-0445**

An active application in addition to the above listed is ADR-20-900238

In order to comply with the conditions of the above listed applications, we have filed or received approvals of the building permit applications:

| | | |
|--------------|---------------------------------|--------------------|
| PW20-17477 | Drainage Study | Approved |
| PW20-20145 | Civil Offsite Improvement Plans | Technical approval |
| PW20-20146 | Soils Report | Approved |
| FD20-05496 | CC Fire Permit | Technical approval |
| 138720 | LVVWD and SNWA | Technical approval |
| 21.859 | CC Water Reclamation District | Technical approval |
| BD21-08461 | Building Permit | In review |
| FAA | Form 7460-1 | Filed |
| MSM21-600012 | Parcel Map | Filed |
| | SWG | Technical approval |
| | NV Energy | Technical approval |
| | Demolition Permit | Filed |

We need additional time to complete all the applications.

The Developer will begin construction upon approval of this application and the following applicable approvals and permits.

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.

Balova Engineering

10/06/21 BCC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

ELDORADO LN/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400137 (VS-19-0445)-NEMAN RAMIN & NEMAN DAVID:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Decatur Boulevard and Edmond Street (alignment), and between Mardon Avenue (alignment) and Eldorado Lane; and a portion of a right-of-way being Decatur Boulevard located between Mardon Avenue (alignment) and Eldorado Lane within Enterprise (description on file). MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:
176-12-501-017; 176-12-501-018

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The approved plans depict the vacation and abandonment of 33 foot wide government patent easements on the north, south, and west property lines. The vacation of the patent easements is necessary to develop the site with a mini-warehouse facility. A 5 foot wide portion of right-of-way being Decatur Boulevard will be vacated at the southeast portion of the project site (APN 176-12-501-018) to accommodate a proposed detached sidewalk.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0445:

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 55 feet to back of curb for Decatur Boulevard;
- 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.

Applicant's Justification

The applicant states that they submitted a review for the following permits: drainage study (PW20-17477), off-site improvements plans (PW20-20145), soils report (PW20-20146), fire permit, parcel map (MSM21-600012), and building permits (BD21-08461).

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|-----------|
| ZC-19-0434 | Original request to reclassify the site from R-E to C-1 Zoning for a mini-warehouse | Approved by BCC | July 2019 |
| VS-19-0435 | Vacated and abandoned right-of-way and easements | Approved by BCC | July 2019 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|------------------------------------|-----------------|---|
| North | Business and Design/Research Park | R-E & M-D | Undeveloped lot & warehouse |
| South | Residential Medium (3 to 14 du/ac) | R-2 | Single family residential development |
| East | Office Professional | R-E | Single family residential & undeveloped lot |
| West | Residential Medium (3 to 14 du/ac) | RUD | Single family residential development |

Related Applications

| Application Number | Request |
|---------------------------|---|
| ET-21-400131 (ZC-19-0434) | An extension of time for a mini-warehouse 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

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

Staff can support the extension of time as the applicant has submitted for review a drainage study (approved), off-site improvement plans, soils report (PW20-20146), fire permit, parcel map, and building permits.

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 July 17, 2023 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that re-approval by the utility companies is required.

Public Works - Development Review

- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Compliance with previous conditions.
- Applicant is advised that the County purchased right-of-way for Decatur Boulevard from APN 176-12-501-017 in June 2021, and a portion of said right-of-way will need to be vacated in order to comply with the original conditions of approval; that the right-of-way vacation application should be submitted as soon as the applicant is able to; and that the applicant may be required to reimburse the County for the portion of right-of-way that will be vacated.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: SURE LINK SELF STORAGE

CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 WEST AZURE DRIVE, SUITE 140-C, LAS VEGAS, NV 89130



LAND USE APPLICATION 10A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|--|--|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>VS-19-0445</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF | APP. NUMBER: <u>Et-21-40013-7</u> DATE FILED: <u>8/9/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/15/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/6/21</u> FEE: <u>\$ 300</u> |
| PROPERTY OWNER | NAME: <u>AYB INVESTMENTS, LLC</u> ADDRESS: <u>10724 Wilshire Blvd, #1203</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90024</u> TELEPHONE: <u>(310) 777-2400</u> CELL: <u>(310) 863-7666</u> E-MAIL: <u>allenbenjamin@outlook.com</u> | |
| APPLICANT | NAME: <u>Sure Link Storage Las Vegas, LLC</u> ADDRESS: <u>1916 W. Horizon Ridge Parkway, Suite 130</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(725) 207-8047</u> CELL: <u>(725) 207-8047</u> E-MAIL: <u>rc@ram-core.com</u> REF CONTACT ID #: _____ | |
| CORRESPONDENT | NAME: <u>Balova Engineering</u> ADDRESS: <u>7496 W. Azyre Drive, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>(702) 682-1706</u> CELL: <u>(702) 682-1706</u> E-MAIL: <u>petya@balovaengineering.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 176-12-501-017 and 176-12-501-018

PROPERTY ADDRESS and/or CROSS STREETS: Decatur and Eldorado

PROJECT DESCRIPTION: Decatur Mini Storage

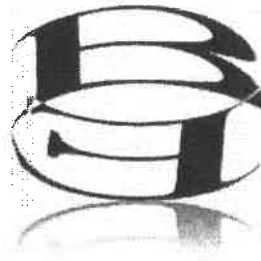
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Allen Y Benjamin ALLEN Y BENJAMIN
 Property Owner (Signature)* Property Owner (Print)

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____

SEE ATTACHED

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



ET-21-400137

July 16, 2021

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

Re: DECATUR MINI STORAGE
APN 176-12-501-017
APN 176-12-501-018

The purpose of this letter is to request an extension of time on behalf of the owner, for a Mini Storage facility, on a pproximately 2 acres, located at the Northwest corner of Decaur Boulevard and Eldorado Lane.

EXTENSION OF TIME OF ZONE CHANGE ZC-19-0434
EXTENSION OF TIME OF VACATION APPPLICATION vs-19-0445

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| | | |
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| 138720 | LVVWD and SNWA | Technical approval |
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| | NV Energy | Technical approval |
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We need additional time to complete all the applications.

The Developer will begin construction upon approval of this application and the following applicable approvals and permits.

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.

Balova Engineering

10/06/21 BCC AGENDA SHEET

TEMPORARY EVENT/TENT
(TITLE 30)

BLUE DIAMOND RD/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0418-MAJESTIC ENTERPRISE HOLDINGS, LLC:

USE PERMITS for the following: 1) allow temporary events longer than 10 days per event; and 2) deviations to development standards per plans on file.

DEVIATIONS for the following: 1) alternative external building materials; 2) permit a use (motion picture production/studio) not within a permanently enclosed building; 3) permit access to accessory uses from the exterior of a resort/hotel (Silverton); and 4) all other deviations per plans on file.

DESIGN REVIEWS for the following: 1) fabric structure (tent); and 2) accessory structures in conjunction with an existing resort/hotel (Silverton) on 28.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the south side of Blue Diamond Road and the east side of Dean Martin Drive within Enterprise. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:

177-17-111-004

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURISM

BACKGROUND:

Project Description

General Summary

- Site Address: 8250 Dean Martin Drive
- Site Acreage: 28.9
- Project Type: Temporary tent for motion picture production/studio
- Number of Stories: 3
- Building Height (feet): 64
- Square Feet: 40,590
- Parking Required/Provided: 2,624/3,834

Overview

This application is for a temporary tent for the filming of a new television show. Due to the schedule for filming, the tent and associated structures are already located on the property, and filming for the show has begun. The applicant has submitted temporary use applications for the

dates of the event prior to this application being heard by the Board of County Commissioners. The tent and associated structures will be located on the site from July 19, 2021 to October 15, 2021.

Site Plan

The site plan depicts a temporary tent with other accessory structures located in the southwest portion of the parking lot. Setbacks for the tent include 39 feet from the west property line along Dean Martin Road and approximately 105 feet from Silverton Village Drive to the south. Accessory structures on the east side of the tent include talent RV's, control room trailers, and a restroom trailer. Accessory structures on the south side of the tent include mechanical chillers, a non-potable water container, generators, and a restroom trailer. Southeast of the tent 4 trailers will accommodate production materials, and 6 trailers will contain art/construction/paint materials. Accessory structures on the west side of the tent, along Dean Martin Drive, include exhaust structures, gray water and fresh water containers, natural gas trailer, exterior freezer, and a restroom trailer. The main entrance is located on the north side of the tent. Approximately 400 parking spaces will be temporarily removed for the tent and accessory structures.

Landscaping

No changes are proposed or required to existing landscape areas with this request.

Elevations

The temporary tent is approximately 64 feet high and consists of white vinyl siding and roof. A 3 story camera platform is located inside of the tent.

Floor Plans

Areas inside the 40,590 square foot tent include green room, storage areas, kitchen, camera tower, and 3 story camera platform.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that only employees will be able to access the tent, and it is not open to the public. Comparing the tent and motion picture production/studio to other events and festivals on the site, this will be far less impactful regarding traffic, noise, and lighting. Temporarily removing the parking spaces will also not create any negative impacts to parking since these spaces are only used when a large event is taking place. Lastly, all production will take place inside the tent, and there will be no impacts to any neighboring residential properties.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| UC-19-0106 | Parking lot and event area | Approved by BCC | March 2019 |
| DR-18-0801 | Comprehensive sign package for the Silverton Resort Hotel | Approved by BCC | December 2018 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|----------------|
| WS-18-0741 | Signage including waivers for roof signs and reduced separation of monument signs for a commercial center | Approved by BCC | November 2018 |
| UC-0978-17 | Relocate an existing watercraft storage area | Approved by BCC | December 2017 |
| VS-0870-17 | Vacated and abandoned a 5 foot wide portion of Valley View Boulevard for detached sidewalks | Approved by BC | December 2017 |
| DR-0715-17 | Hotel (Hyatt Place) | Approved by BCC | October 2017 |
| DR-0734-17 | A retail building and restaurant with drive-thru within an approved commercial center | Approved by BCC | September 2017 |
| DR-0206-16 | Restaurants with drive-thru services and retail buildings within an approved commercial center | Approved by BCC | May 2016 |
| DR-0205-16 | Manmade decorative water features | Approved by BCC | May 2016 |
| UC-0827-15 | Use permits and a design review for a commercial center | Approved by BCC | January 2016 |
| UC-0826-15 | Allowed a restaurant (Cracker Barrel) without primary access through the interior of the resort hotel with design reviews for a restaurant, a relocated watercraft storage area, and signage | Approved by BCC | January 2016 |
| UC-0016-15 | Roof signs and animated signs in conjunction with an existing resort hotel complex (Silverton) | Approved by BCC | April 2015 |
| UC-0643-14 | Allowed live entertainment beyond daytime hours for a temporary outdoor commercial event subject to 2 years to commence and review - expired | Approved by BCC | September 2014 |
| UC-0511-13 | Use permits and design review to increase building height and allow kitchens in guestrooms for 2 timeshare hotel towers | Approved by BCC | December 2013 |
| UC-0512-13 | Use permits and design review for a membrane structure (live entertainment venue), modular restrooms, and an outside storage area for vehicle sales (watercraft) | Approved by BCC | October 2013 |
| TM-0062-09 | 3 lot commercial subdivision | Approved by BCC | October 2009 |
| ZC-0515-09 | Reclassified 0.6 acres from R-E & C-2 to H-1 zoning for an existing resort hotel | Approved by BCC | October 2009 |
| ZC-0380-08 | Reclassified a 34.4 acre portion of the subject site from C-2 to H-1 zoning for future expansion of a resort hotel | Approved by BCC | December 2008 |
| UC-0363-07 | Parking garage and modifications to an existing resort hotel | Approved by BCC | June 2007 |

Other land use applications were also submitted on the site.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|------------------------|---|
| North | Commercial Tourist, Business and Design/Research Park, & Commercial General | H-1, M-D & C-2 | Portions of the Silverton Resort Hotel, Truck stop, gasoline stations, & fast food restaurant |
| South | Commercial Tourist & Commercial Neighborhood | C-2 & R-E | Restaurant/tavern & undeveloped |
| East | Commercial Tourist | H-1 & RVP | Portions of the Silverton Resort Hotel, 1-15, & recreational vehicle park |
| West | Commercial Tourist | H-1 | Shopping center & undeveloped |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permits, Deviations, & Design Reviews

Staff has no objection to allowing the tent, accessory buildings, and temporary events longer than a maximum of 10 days per event in conjunction with the resort hotel. Similar temporary structures have been approved at other resort hotels, and the flexibility to conduct events, such as motion picture production/studios, in temporary structures supports the local economy. This is consistent with Land Use Goal 1 in the Comprehensive Master Plan, which promotes economic viability. Therefore, staff supports these requests.

Department of Aviation

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

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 20.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FOX ALTERNATIVE ENTERTAINMENT

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

11A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|---|-----------------------|--|
| <p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> | STAFF | <p>APP. NUMBER: <u>LC-21-0418</u> DATE FILED: <u>8/9/21</u></p> <p>PLANNER ASSIGNED: <u>JCT</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>9/15/21</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>10/6/21</u></p> <p>FEE: <u>1,350</u></p> |
| | PROPERTY OWNER | <p>NAME: <u>Majestic Enterprise Holdings, LLC</u></p> <p>ADDRESS: <u>13191 Crossroads Parkway, 6th Floor</u></p> <p>CITY: <u>City of Industry</u> STATE: <u>CA</u> ZIP: <u>91746</u></p> <p>TELEPHONE: <u>n/a</u> CELL: <u>n/a</u></p> <p>E-MAIL: <u>n/a</u></p> |
| | APPLICANT | <p>NAME: <u>Fox Alternative Entertainment</u></p> <p>ADDRESS: <u>600 Wilshire Blvd., #640</u></p> <p>CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90017</u></p> <p>TELEPHONE: <u>213-842-3744</u> CELL: _____</p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: _____</p> |
| | CORRESPONDENT | <p>NAME: <u>Liz Olson - Kaempfer Crowell</u></p> <p>ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: _____</p> <p>E-MAIL: <u>eolson@kcnvlaw.com</u> REF CONTACT ID #: <u>166096</u></p> |

ASSESSOR'S PARCEL NUMBER(S): 177-17-111-004

PROPERTY ADDRESS and/or CROSS STREETS: 8250 Dean Martin

PROJECT DESCRIPTION: DR to allow for temporary motion picture production

(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)*

Cray Carlsen

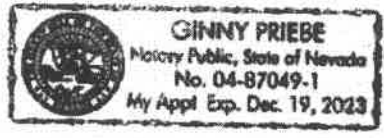
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 11th, 2021 (DATE)

By Craig Cavitea

NOTARY PUBLIC: Ginny Priebe



*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

ELISABETH E. OLSON

eeolson@kcrlaw.com
702.792.7000

LAS VEGAS OFFICE
1990 Festival Plaza Drive
Suite 850
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.792.7181

RENO OFFICE
60 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: 775.884.8309
Fax: 775.882.0257

July 6, 2021

VIA ONLINE SUBMITTAL

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

UC-21-0418

**Re: *Justification Letter – Design Review, Special Use Permits and
Deviations for Temporary Use
Fox Alternative Entertainment
APN: 177-17-111-004***

Dear Mr. Tasko:

This firm represents Fox Alternative Entertainment (the "Applicant") in the above referenced matter. The proposed temporary use is located at 8250 Dean Martin (the "Property"). The Property is more particularly described as Assessor's Parcel Number 177-17-111-004, the Silverton Hotel and Casino. The Applicant is requesting the following:

1. Use permit to allow for a temporary outdoor commercial event longer than 10 days per event;
2. Use permit to allow for deviations to development standards per plans on file;
3. Design review for fabric structure (tent);
4. Design review for accessory structures in conjunction with an existing resort hotel (Silverton);
5. Deviation to allow alternative external building materials for temporary tent;
6. Deviation to allow a use (motion picture production/studio) not within a permanently enclosed building;
7. Deviation to allow access to accessory use from the exterior of a resort hotel (Silverton); and
8. All other deviations per plans on file.

The tent would be located in the southwest parking lot of the Silverton Hotel and Casino. This is the area of the Silverton's parking lot where many other events take place, such as the Aloha Festival. The requested use would be temporary in nature to allow for the filming of a new TV show. Below are the dates for the erection of the tent, filming of the show and removal of the tent:

- Start date to constructing/erecting the tent: July 19th
- Date tent will be completed: July 31st
- Date to start moving in to set up for filming: August 2nd

- Filming start date: September 9th
- Filming end date: September 28th
- Date tent will be taken down: October 15th

Filming will take place September 9th through September 28th between the hours of 7am to 11pm. The general public will not be permitted to view the filming of the production. Only employees of the production will be on site. The residential uses to the south of the Property will not be negatively impacted in anyway. Comparing the requested use to prior events and festivals on the Property, it will be far less impactful when it comes to traffic, noise and lighting.

Included with this submittal is a site plan showing the parking calculations for the Silverton Hotel and Casino. The total number of parking spaces that currently exist are 3,834, which include the Silverton Hotel, timeshare, Cracker Barrel, Bass Pro Shops and Hyatt Place. The proposed tent will temporarily displace approximately 400 spaces. These spaces are located on the southwest side of the Property and generally not used by hotel guests unless there is a large event taking place.

As shown on the submitted plans, the proposed tent will be a maximum height of 63-feet and 3-inches and comprised of white vinyl siding and roof. The site plan also shows production and control trailers on the Property, which will be used as production offices and control rooms for the filming. All production will be inside of the tent and will therefore not impact the neighboring residential. While the requested entitlement application is processed, the Applicant will be submitting a request for a temporary commercial permit to allow for the setup of the tent to ensure it is appropriately operating prior to a final decision of the design review and waiver request.

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



Elisabeth E. Olson

**EASEMENTS
(TITLE 30)**

SUNSET RD/WESTWIND RD

**PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0414-P S L V R E, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Westwind Road and Jones Boulevard within Enterprise (description on file). MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:
176-01-102-001

LAND USE PLAN:
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of 33 foot wide government patent easements along the south, east, and west perimeters of the subject parcel. The applicant indicates these easements are no longer necessary for the proposed development or surrounding area as development of this site will provide for proper drainage and access.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| ZC-0851-16 | Reclassified this site to M-D zoning for an office/warehouse building | Approved by BCC | February 2017 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------------|-----------------------------------|-----------------|---------------------------|
| North | Office Professional | C-P | Undeveloped |
| South | Business and Design/Research Park | M-D | Office/warehouse building |
| East & West | Business and Design/Research Park | M-D | Office/warehouse complex |

Related Applications

| Application Number | Request |
|---------------------------|--|
| WS-21-0413 | A waiver of development standards to allow modified driveway design standards for a proposed office/warehouse building is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 55 feet to the back of curb for Sunset Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ETHOS | THREE ARCHITECTURE

CONTACT: ETHOS | THREE ARCHITECTURE, 8985 SOUTH EASTERN AVENUE,
SUITE 220, LAS VEGAS, NV 89123

DRAFT



VACATION APPLICATION

12A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | | |
|---|-----------------------|--|---|
| APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) | DEPARTMENT USE | APP. NUMBER: <u>VS-21-0414</u> | DATE FILED: <u>8/3/21</u> |
| | | PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>---</u> BCC MEETING DATE: <u>10/6/21</u> FEE: <u>\$375.00</u> | TAB/CAC DATE: <u>9/15/21</u> <u>M.D/AE-60</u> <u>BDRP</u> <u>MN</u> <u>CMA</u> <u>20-16-0851</u> |

| | |
|-----------------------|--|
| PROPERTY OWNER | NAME: <u>PSLVRE, LLC</u> |
| | ADDRESS: <u>2312 Park Avenue, Suite 612</u> |
| | CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92782</u> |
| | TELEPHONE: <u>770.789.2534</u> CELL: <u>770.789.2534</u> |
| | E-MAIL: <u>dfuerst@prosourceLasvegas.com</u> |

| | |
|------------------|--|
| APPLICANT | NAME: <u>PSLVRE, LLC</u> |
| | ADDRESS: <u>2312 Park Avenue, Suite 612</u> |
| | CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92782</u> |
| | TELEPHONE: <u>770.789.2534</u> CELL: <u>770.789.2534</u> |
| | E-MAIL: <u>dfuerst@prosourceLasvegas.com</u> REF CONTACT ID #: _____ |

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

ASSESSOR'S PARCEL NUMBER(S): 176-01-102-001

PROPERTY ADDRESS and/or CROSS STREETS: Sunset and Jones

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.

D.T.

 Property Owner (Signature)*

DAVID FUERST

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____

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

CALIFORNIA JURAT

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

STATE OF CALIFORNIA)

COUNTY OF Orange)

Subscribed and sworn to (or affirmed) before me on this 9th day of June, 2021
Date Month Year

by David Fuerst,

Name of Signers

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

Signature: _____



Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Vacation Application

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____



June 10, 2021

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

Re: **Sunset Industrial, Zenith Project No. 211014**
Patent Easement Vacation Justification Letter

Dear Sir or Madam:

Zenith Engineering has enclosed a vacation application to vacate an existing Patent Easement associated with property located on Sunset Road, east of Jones Boulevard (Assessor's Parcel Number 176-01-102-001).

With this project, 55' of right-of-way dedication is proposed on Sunset Road.

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

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING

A handwritten signature in black ink, appearing to read 'Julia Izzo', written over a horizontal line.

Julia Izzo, PE
Principal

10/06/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE BUILDING
(TITLE 30)

SUNSET RD/WESTWIND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0413-P S L V R E, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEWS** for the following: **1)** proposed office/warehouse building; and **2)** finished grade on 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the south side of Sunset Road, 270 feet west of Westwind Road within Enterprise (description on file). MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-01-102-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a driveway on Sunset Road to 9 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 64% reduction).

DESIGN REVIEWS:

1. Office/warehouse building.
2. Increase finished grade up to 54 inches (4.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Proposed office/warehouse building
- Number of Stories: 1 story with a mezzanine level
- Building Height (feet): Up to 46.5
- Square Feet: 31,850
- Parking Required/Provided: 48/53

Site Plans

The plans depict a 1 story, 31,850 square foot office/warehouse building located near the back center portion of the parcel. An existing 6 foot high block wall is shown along the property lines. This site is adjacent to existing industrial uses. The building is set back 25 feet from the south property line and 77 feet from the north property line (Sunset Road). All loading areas will be located on the east side of the building with some roll-up doors located on the south and west sides of the building. The loading docks are screened from public view by the building itself. The remaining front portion of the site is designated for parking areas, drive aisles, and landscaping. Access to the site will be from Sunset Road to the north.

Landscaping

Street landscaping consists of a 15 foot wide landscape area with a detached sidewalk along Sunset Road. Interior to the site, landscaping is distributed throughout the parking lot and around the front portions of the building footprint.

Elevations

The plans depict a maximum height of 46.5 feet to the top of the parapet wall. The height of the building varies slightly and has been designed to break-up the roofline and enhance the overall look of the building. The materials will consist of concrete tilt-up paneling with vertical banding, pop-outs, metal canopies, and will be painted with subdued gray and blue colors. Portions of the east, west, and north elevations include aluminum storefront doors and window systems.

Floor Plans

The plans show a 25,930 square foot building consisting of a warehouse, restrooms, and a 5,920 square foot second level mezzanine consists of offices that will be used by the tenant. Also shown on plans is an incidental showroom area that provides customers an area to examine the different flooring materials.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant this building will be used as a warehouse for carpet and other flooring materials. An incidental showroom area is provided so that potential buyers can come in and examine the different types and colors of the flooring materials. This area will essentially be an extension of the warehouse but designated as a showroom so that the public can safely view the products stored at this facility without interfering with the day-to-day operations of a functioning warehouse. Furthermore, this project meets the required parking for this use and meets the design criteria of the CMA Design Overlay District. Varying building and parking lot setbacks enhance visual interest of the site. All overhead doors and loading docks are located to the rear of the site. This site is a prime location for a warehouse building such as this and the proposed use is compatible with adjacent uses in terms of scale and site design. As for the waiver request, the applicant believes the reduced throat depth will not have an adverse effect on the area since there will not be substantial traffic into the site and the vehicles will also be able to use 2 different driveways on either side of the property.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| ZC-0851-16 | Reclassified this site to M-D zoning for an office/warehouse building | Approved by BCC | February 2017 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------------|-----------------------------------|-----------------|---------------------------|
| North | Office Professional | C-P | Undeveloped |
| South | Business and Design/Research Park | M-D | Office/warehouse building |
| East & West | Business and Design/Research Park | M-D | Office/warehouse complex |

Related Applications

| Application Number | Request |
|--------------------|--|
| VS-21-0414 | A request to vacate and abandon patent easements is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Design Review #1

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties. Staff finds that the design of the proposed warehouse buildings comply with the intent and requirements of the CMA Design Overlay District. Staff finds that the buildings comply with Urban Specific Policy 7 of the Comprehensive Master Plan which encourages land uses that are complementary and are of similar scale and intensity.

Public Works - Development Review

Waiver of Development Standards

Staff finds that the reduced throat depths for the Sunset Road commercial driveways will result in vehicles stacking in the right-of-way, causing potential collisions. Since Sunset Road is an arterial street, it is important that traffic can flow freely into the site. Therefore, staff cannot support this request.

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Approval of design reviews; denial of the waiver of development standards.

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:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Sunset Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ETHOS | THREE ARCHITECTURE

CONTACT: ETHOS | THREE ARCHITECTURE, 8985 SOUTH EASTERN AVENUE,
SUITE 220, LAS VEGAS, NV 89123

DRAFT



LAND USE APPLICATION 13A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|---|-----------------------|---|
| <p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> | STAFF | <p>APP. NUMBER: <u>WS-21-0413</u> DATE FILED: <u>8/3/21</u></p> <p>PLANNER ASSIGNED: <u>RK</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/15/21</u></p> <p>PC MEETING DATE: <u>---</u> M.D /AE-GO</p> <p>BCC MEETING DATE: <u>10/6/21</u> BDRP ZC/6.0751</p> <p>FEE: <u>\$1,150.00</u> M.N CMA</p> |
| | PROPERTY OWNER | <p>NAME: <u>PSLVRE, LLC</u></p> <p>ADDRESS: <u>2312 Park Avenue, Suite 612</u></p> <p>CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92782</u></p> <p>TELEPHONE: <u>770.789.2534</u> CELL: <u>770.789.2534</u></p> <p>E-MAIL: <u>dfuerst@prosourceLasvegas.com</u></p> |
| | APPLICANT | <p>NAME: <u>PSLVRE, LLC</u></p> <p>ADDRESS: <u>2312 Park Avenue, Suite 612</u></p> <p>CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92782</u></p> <p>TELEPHONE: <u>770.789.2534</u> CELL: <u>770.789.2534</u></p> <p>E-MAIL: <u>dfuerst@prosourceLasvegas.com</u> REF CONTACT ID #: _____</p> |
| | CORRESPONDENT | <p>NAME: <u>Kleif Carroll / ethosthree Architecture</u></p> <p>ADDRESS: <u>8985 S. Eastern Ave., Suite 220</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u></p> <p>TELEPHONE: <u>(702) 456-1070</u> CELL: <u>N/A</u></p> <p>E-MAIL: <u>buildingpermit@ethosthree.com</u> REF CONTACT ID #: _____</p> |

ASSESSOR'S PARCEL NUMBER(S): 17801102001

PROPERTY ADDRESS and/or CROSS STREETS: Sunset and Jones

PROJECT DESCRIPTION: 32,000 square ft. warehouse building with office and showroom space.

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

DL
Property Owner (Signature)*

DAVID FUERST
Property Owner (Print)

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____
NOTARY PUBLIC

*See Attached
Notary Public Document*

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

CALIFORNIA JURAT

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

STATE OF CALIFORNIA)

COUNTY OF Orange)

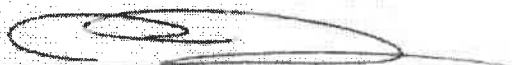
Subscribed and sworn to (or affirmed) before me on this 9th day of July, 2021
Date Month Year

by David Fuerst

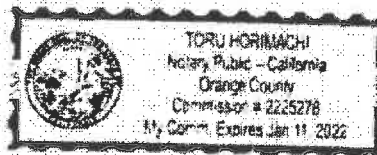
Name of Signer

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

Signature:



Signature of Notary Public



Seal

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

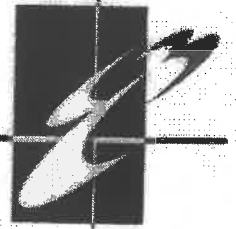
Description of Attached Document

Title or Type of Document: Land Use Application

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____



July 8, 2021

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

RE: **Warehouse Building**
Design Review
APN #: 17601102001

Dear Planning Staff,

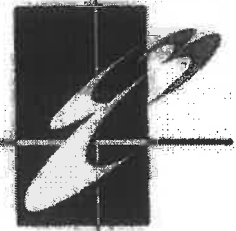
Design Review:

A new (+/-) 32,000 SF warehouse building is proposed on parcel 17601102001. Site access will be from two curb cuts off Sunset Road. This project meets the required parking for this use and meets the design criteria of the CMA overlay in which it is located. Varying building and parking lot setbacks enhance visual interest. All overhead doors and loading are located to rear of the site. The colors of the building are subdued and reflect the surround site context. Variations in the parapet height and treatment serve to break up the massing and add interest to the building. This site is a prime location for a warehouse building such as this. 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.

This project will be used to warehouse carpet and other floor finish materials. A showroom area is provided so that potential buyers can come in and examine the different types and colors of the floor finish materials. This area will essentially be an extension of the warehouse but designated as a showroom so that the public can safely view the products stored at this facility without interfering with the day-to-day operations of a functioning warehouse.

The site currently slopes from west to east and from north to south away from Sunset Road. The historical flows drain southerly in the existing eastern drive aisle to Vegas Valley Drive. The flow depth in Sunset Road is 1.2 ft. In order to meet the flow depth criterion of setting the building 18" above the adjacent top of curb/centerline, it is necessary to raise the grade of the site 4.1-foot maximum.

We respectfully request a Design Review for Excess Fill in order to raise the elevation of site in excess of 18-inches.



Waiver of Development Standards

Request to reduce the throat depth of the drive isles to 18' for the western curb cut that will be used primarily for ingress and to 9' for the eastern curb cut used primarily for egress.

Justification: There will not be substantial traffic into the site and the traffic that will be using the two curb cuts will be spread out over the course of the day reducing the possibility of congestion on the street.

We respectfully request your consideration of the proposed warehouse building. This project is in harmony with the surrounding area and meets the intent of the Development Code.

Sincerely,

Kip Barton
Principal

10/06/21 BCC AGENDA SHEET

PUBLIC FACILITY
(TITLE 30)

SILVERADO RANCH BLVD/GILESPIE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0441-COUNTY OF CLARK (PK & COMM):

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEWS** for the following: 1) public facility (community center); and 2) signage on a portion of 36.2 acres in conjunction with an existing public park (Silverado Ranch Park) in a P-F (Public Facility) Zone.

Generally located on the south side of Silverado Ranch Boulevard and the west side of GilesPie Street within Enterprise. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:
177-28-101-020 ptn

WAIVER OF DEVELOPMENT STANDARDS:
Reduce throat depth to 16 feet where a minimum depth of 100 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:
Project Description

General Summary

- Site Address: 9855 GilesPie Street
- Site Acreage: 36.2 (portion)
- Project Type: Public facility (community center)
- Number of Stories: 2
- Building Height (feet): 38
- Square Feet: 36,926
- Sign Height (feet): 4 (monument sign)
- Square Feet (signs): Up to 288 (wall)/27 (monument)
- Parking Provided: 67 (proposed)/330 (existing)

Site Plans

The plans depict an existing public park (Silverado Ranch Park) featuring athletic/sports fields and turf areas. A 2 story community center is proposed at the northeast corner of the park and is

set back as follows: 1) 80 feet from the north property line, adjacent to Silverado Ranch Boulevard; and 2) 370 feet from the east property line, adjacent to Giles pie Street. Access to the site is granted via a proposed driveway located along Silverado Ranch Boulevard. A throat depth of 16 feet is provided for the driveway, necessitating a waiver of development standards. Five foot wide pedestrian walkways connect the existing attached sidewalks located along Silverado Ranch Boulevard and Giles pie Street to the community center. Parking is located immediately to the north and northeast of the community center. The project site includes 67 parking spaces in addition to 330 parking spaces provided for the entirety of the public park.

Landscaping

The plans depict a landscape area ranging between 10 feet to 21 feet located behind an existing 5 foot wide attached sidewalk, along the northeast property line, adjacent to Silverado Ranch Boulevard. Twenty-four inch box trees, including shrubs and groundcover, are proposed within the street landscape area. No additional street landscaping is proposed along Giles pie Street. Twenty-four inch box trees are planted within landscape finger islands that are equitably distributed throughout the parking lot. Trees are also planted along the north, south, east, and west sides of the community center.

Elevations

The plans depict a 2 story, 38 foot high community center featuring a decorative standing seam metal roof with an exterior consisting of BIFS and an aluminum storefront window system. The building features varying rooflines and all rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls. The community center will be painted with neutral, earth tone colors.

Floor Plans

The plans depict a 2 story, 36,926 square foot community center including the following on the first floor of the facility: 1) gymnasium; 2) dance/yoga room; 3) exercise/fitness room; 4) multi-purpose classrooms; 5) arts and crafts room; 6) restroom facilities; 7) equipment and storage rooms; 8) office and conference rooms; 9) teaching kitchen; and 10) breakroom. The second floor, or mezzanine level, features a circular walking/jogging track with two, 3 foot wide lanes.

Signage

The plans depict a 4 foot high monument sign located adjacent to the proposed driveway along Silverado Ranch Boulevard. The monument sign is set back a minimum of 2 feet from the public street. The sign measures 27 square feet and will feature the name of the park and the Clark County logo. Wall signs are depicted on all building elevations, ranging between 51 square feet to 288 square feet for each sign. The wall signs state "Silverado Ranch Community Center". All letters for the wall signs will be backlit ensuring no glare or direct light leave the project site. The Clark County logo affixed to the building elevations consists of box signs with interior lights. The logo will be depicted with translucent panels in front permitting the logos to be visible at night.

Applicant's Justification

The proposed community center will serve the surrounding residential neighborhoods located to the north, south, and east, that are within walking distance to the park. The community center

will offer a variety of activities and uses to residents within the surrounding area. The existing location of the park is ideally suited for a community center.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|--------------|
| VS-1389-00 | Vacated a portion of right-of-way being Le Baron Avenue – recorded | Approved by PC | October 2000 |
| ZC-0500-00 | Reclassified the project site from an R-E to P-F zoning with a special use permit for a public park | Approved by BCC | May 2000 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|-----------------|---|
| North | Residential High (8 to 18 du/ac) | R-3 | Multiple family development |
| South | Residential Suburban (up to 8 du/ac), Residential Low (up to 3.5 du/ac), and Rural Neighborhood Preservation (up to 2 du/ac) | R-E | Single family residential development & undeveloped |
| East | Residential Suburban (up to 8 du/ac) and Commercial Neighborhood | R-E, P-F, & C-P | Office development, parking lot & single family residential development |
| West | Commercial Tourist | R-E | Undeveloped |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 Reviews

The Clark County Parks, Trails, and Open Space Report states the design and location of parks should consider health benefits, impacts, and population needs. Staff finds the proposed use and design of the community center will positively impact the residents of the surrounding neighborhoods by providing a variety of options for participation in sports, exercise and community engagement. By providing a public amenity, such as the community center within the park, residents will have an additional recreational opportunity that will strengthen the sense of community in the surrounding area. The design of the community center is consistent with

the Parks, Trails, and Open Space report. The design of the monument and wall signs are consistent and compatible with the overall design of the park and community center. Therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards

Staff can support the request to reduce the throat depth for the driveway on Silverado Ranch Boulevard as the applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

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 #0451-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY, DEPARTMENT OF REAL PROPERTY MANAGEMENT
CONTACT: LGA ARCHITECTURE, 241 W. CHARLESTON BLVD., SUITE 107, LAS VEGAS, NV 89102

DRAFT



LAND USE APPLICATION

14A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|---|---|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>WS-21-0441</u> DATE FILED: <u>9/11/21</u> PLANNER ASSIGNED: <u>MND</u> TABICAC: <u>ENTERPRISE</u> TABICAC DATE: <u>9/15/21</u> PC MEETING DATE: <u>---</u> <u>6:00</u> BCC MEETING DATE: <u>10/12/21 @ 9:00 AM</u> FEE: <u>EXEMPT</u> |
| | PROPERTY OWNER NAME: <u>Clark County, Department of Real Property Management</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) 455-2907</u> CELL: <u>(702) 455-2907</u> E-MAIL: <u>lisak@clarkcountynv.gov</u> |
| | APPLICANT NAME: <u>Clark County, Department of Real Property Management, Design and Construction Division</u> ADDRESS: <u>500 S Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702.455.2906</u> CELL: <u>702.607.5443</u> E-MAIL: <u>layem@clarkcountynv.gov</u> REF CONTACT ID #: _____ |
| | CORRESPONDENT NAME: <u>LG Architects, Inc., dba LGA</u> ADDRESS: <u>241 West Charleston Blvd., Suite 107</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>(702) 263-7111</u> CELL: <u>(702) 263-7111</u> E-MAIL: <u>cgalati@lga-inc.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 177-28-101-020

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Boulevard and Gilesia Street

PROJECT DESCRIPTION: New community center with parking.

(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.

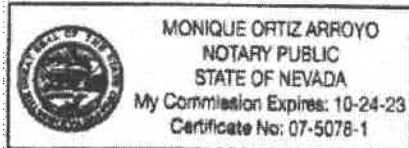
Lisa Kremer
Property Owner (Signature)

Lisa Kremer
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JUNE 22, 2021 (DATE)

By LISA KREMER, DIRECTOR
NOTARY PUBLIC: _____



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



August 9, 2021

Clark County
Comprehensive Planning Department
500 S Grand Central Parkway,
Box 551741,
Las Vegas, NV 89155-1741

RE: Silverado Ranch Park Community Center - Justification Letter

Please accept this letter as the justification letter for Design Review for the Silverado Ranch Park Community Center.

The Silverado Ranch Park presently contains two softball fields, one baseball field, trails, skate park, picnic areas, basketball, playground, dog park and parking. This park serves single unit and multi-unit housing to the north, east and south of the park. Many of these homes are within walking distance of the park. The one thing missing from the area is a community center within walking distance. This park is the ideal location for a community center to serve this area.

The proposed community center is two stories building with a main floor with a running/walking track mezzanine. The building area is 36,926 square feet broken down as follows: community center - 17,199 square feet, gymnasium - 11,107 square feet, running/walking track - 7,146 square feet and ramp - 1,474 square feet. The highest portion of the building is 38-feet above finished floor.

The community center includes a gymnasium that will have a main basketball court and two smaller basketball courts. The gymnasium will have court lines not only for basketball, but also volleyball, badminton and pickleball. The community center will include the following:

- two liaison offices with a conference room.
- a multipurpose room that can be divided into three rooms.
- a demonstration kitchen,
- a teen/seniors room,
- a dance/yoga room,
- an exercise/fitness room,
- a multipurpose classroom,
- an arts and crafts room,
- an administration area, and
- a mezzanine running/walking track.

The multipurpose room will be suitable for Town Board meetings.

We feel that the need for a community center in this area is justification for this project.

**PLANNER
COPY**

August 9, 2021

We ask that you consider this letter as requesting design review of the wall signage on the building and the monument sign at the new entry to the site from Silverado Ranch Boulevard. The monument sign at the entry is the typical monument sign at all of the County parks. As this entry is going to allow exit and egress for two way traffic on Silverado Ranch Boulevard, we feel it necessary to announce the access location. Regarding the signs on the building, all letters will be backlit so that there is no glare or direct light leaving the site. The logo signage will be box signs with interior lights. The logo will be depicted with translucent panels in front that allow the logos to be seen at night. The County is proud of the design and the services that will be provided at this site and wish to announce the building's presence.

We request a waiver of the development standards for a throat depth of 16 feet on the entry/exit to Silverado Ranch Boulevard where 100 feet is required.

Thank you.

Sincerely,
LGA Architecture


John Lansdell
Project Manager

**PLANNER
COPY**

10/06/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

PEBBLE RD/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0409-GRAGSON-CACTUS II INVESTMENTS:

ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone and an M-1 (Light Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; 2) access to a local street; 3) allow overhead doors to be visible from a public street; and 4) driveway geometrics.

DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade.

Generally located on the north side of Pebble Road and the east side of El Camino Road within Enterprise (description on file). JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:
176-14-801-035

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a proposed attached sidewalk with required street landscaping along an arterial street (Pebble Road) where a detached sidewalk is required per Figure 30.64-17.
2. Allow access to a local street being El Camino Road where not permitted per Table 30.56-2.
3. Allow overhead doors to be visible from a public street (Pebble Road).
4. Reduce the required throat depth to 10 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 60% reduction).

DESIGN REVIEWS:

1. Office/warehouse facility.
2. Increase finished grade to 68 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 278% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 2.5
- Project Type: Office/warehouse facility
- Building Height (feet): 35
- Square Feet: 32,068
- Parking Required/Provided: 49/49

Site Plan

The applicant proposes to rezone approximately 2.5 acres from R-E and M-1 zoning to M-D zoning for an office/warehouse facility. The building is oriented towards the center of the site with parking along El Camino Road and Pebble Road. Loading docks are shown facing Pebble Road and are partially screened from view. Access is proposed from El Camino Road and Pebble Road. A trash enclosure is located at the southwest corner of the building, with a second one proposed in the southeast corner of the site.

Landscaping

The landscape plan depicts an intense landscape buffer to the north adjacent to an existing residential development. Landscape areas are also located along El Camino Road and Pebble Road at 15 feet wide. Internal landscaping is shown with landscape islands every 6 parking spaces in the parking lots and along the front exterior of the building.

Elevations

The plans depict a warehouse/office building that will be 35 feet in height, with a flat roofline behind parapet walls, exterior enhancements include glazed windows with architectural enhancements on the exterior of the building. Roll-up doors are shown along the south exterior and are partially screened from the street. The materials described include concrete tilt-up panels, aluminum store front and insulated glass, metal doors and will be painted desert tone colors.

Floor Plans

The plans depict an open floor plan for a proposed warehouse building with loading and receiving areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this project will be an upgrade to the existing neighborhood. Parcels to the east are zoned for M-1 and are used for outside storage. To the north is a residential lot that will be screened by an intense landscape buffer. The building will have storefront entrances and overhead doors for each tenant. The applicant believes this will not have or create additional impacts to the immediate area.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|-------------|
| ZC-0894-02 | Reclassified the site for a warehouse facility | Approved by BCC | August 2002 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|------------------------|--------------------------|
| North & West | Rural Neighborhood Preservation (up to 2 du/ac) | R-E (RNP-1) | Single family residence |
| East & South | Business and Design/Research Park | M-1 | Storage yard/industrial |

Related Applications

| Application Number | Request |
|---------------------------|--|
| VS-21-0464 | A request to vacate and abandon government patent easement is a related item scheduled for the October 19, 2021 Board of County Commissioners meeting. |

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 finds that the requested zoning is conforming to the land use designation of Business and Design/Research Park (BDRP) within the Enterprise Land Use Plan. In addition, the parcels to the east have a similar zoning designation for light manufacturing uses and storage yard. This site was previously approved for a similar use (ZC-0894-02) which has expired. The Business and Design/Research Park category applies to areas where commercial, professional, or manufacturing developments are designed to assure minimal impact on surrounding areas. Staff finds that this zone change should have no negative impacts to the surrounding area. Therefore, staff can support the zone change.

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

While staff does not typically support attached sidewalks where detached sidewalks are required, staff can support this request since as most of the adjacent properties have either no sidewalk or attached sidewalks. The site does not meet any exemptions for attached sidewalks; however, the applicant is providing 10 feet of landscaping behind the sidewalk. Therefore, staff can support this request.

Waiver of Development Standards #2

The proposed ingress/egress driveway onto to El Camino Road could negatively impact the existing residential development to the north. In addition, if the driveway entrance along El Camino Road is approved there may be potential for future vehicular conflicts between both commercial and residential traffic on El Camino Road. Therefore, staff finds the request conflicts with Urban Specific Policy 66 which states commercial development should provide access points on arterial and collectors and not on local neighborhood streets and cannot support this request.

Waiver of Development Standards #3

Staff has no objection to this request, the only location where the overhead doors are visible is at the driveway on Pebble Road which is only 40 feet wide. Staff finds this to not be a significant impact on surrounding properties and can support the request.

Design Review #1

Urban Specific Policies within the Comprehensive Master Plan encourage site designs to be compatible with adjacent land uses, especially when the adjacent land use is a lower intensity. Thoughtful site designs considering the existing conditions of the site and the surrounding area to minimize any negative impacts to the area help to make this project comply with the Comprehensive Master Plan. The applicant is proposing an intense landscape area to help shield the residence to the north and additional landscaping along Pebble Road and along El Camino Road. The design is compatible with the adjacent commercial development that is zoned M-1, industrial uses. Site access and circulation are not negatively impacted by the proposed design and location of the warehouse on the parcel. The site layout and architectural design of the office/warehouse building comply with the standards of approval for a design review. However, since Public Works staff cannot support the waiver for reduced throat depth and planning staff is not supporting the access to a residential street, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the reduction in the throat depths for both the El Camino Road and Pebble Road commercial driveways. Vehicles trying to enter the site may face immediate conflicts with those trying to access stalls, loading docks and trash enclosures, causing potential collisions due to vehicles stacking in the right-of-way.

Design Review #2

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

Staff Recommendation

Approval of the zone change, waivers of development standards #1 and #3, and design review #2; denial of waivers of development standards #2 and #4, and design review #1.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Driveway on El Camino Road to be used for passenger cars only;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for El Camino Road, 40 feet Pebble Road, and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0214-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VISIONARY 2, LLC

CONTACT: LARRY MONKARSH, 7115 BERMUDA ROAD, LAS VEGAS, NV 89119

DRAFT

10/06/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

PYLE AVE/CAMERON ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-21-0432-J C L H, LLC:

ZONE CHANGE to reclassify 12.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

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

Generally located on the east side of Cameron Street and the south side of Pyle Avenue within Enterprise (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-301-002; 177-30-301-005; 177-30-301-015

WAIVER OF DEVELOPMENT STANDARDS:

Increase combined screen wall/retaining wall height up to 12 feet (6 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (a 25% increase).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 167% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.3
- Number of Lots: 93
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,390/5,639 (gross and net)
- Project Type: Single family residential development

- Number of Stories: 1 to 2
- Building Height (feet): 15.5 (single story) to 28 feet (two story)
- Square Feet: 1,203 to 2,484

Site Plans

The plans depict a single family residential development consisting of 93 lots on 12.3 acres with a density of 7.6 dwelling units per gross acre. The minimum and maximum lot sizes are 3,390 square feet and 5,639 square feet, respectively. The proposed subdivision is divided into 2 sections, with the first section being located at the northwest corner of Frias Avenue and Cameron Street. Access to this portion of the subdivision, featuring 60 lots, is granted via a 43 foot wide private street, Baltic Amber Street, which connects to Frias Avenue. This portion of the subdivision is serviced by 43 foot wide internal private streets with a 5 foot wide sidewalk located on 1 side of the street. The second section of the subdivision is located immediately south of Pyle Avenue and 300 feet to the east of Cameron Street. Access to this portion of the subdivision, featuring 33 lots, is granted via a 43 foot wide private street, Rubyfield Street, which connects to Pyle Avenue. This portion of the subdivision is serviced by 43 foot wide internal private streets with a 5 foot wide sidewalk located on 1 side of the street. The 2 sections of the proposed development, Unit 1 and Unit 2, are segregated from each other and not connected by an internal private street. The 2 sections of the subdivision are adjacent to each other, at the northeast corner of Lot 68 and the southwest corner of Lot 26. For the purposes of the Development Code, the parcels are defined as "contiguous" and may be included on 1 Land Use Application request. Due to site constraints and the topography within the boundary of the development, a combined screen wall/retaining wall height up to a maximum of 12 feet will be located along the east perimeter of the development and the north perimeter of the subdivision, adjacent to Pyle Avenue. The increased wall height will vary from a screen wall with no retaining wall to a screen wall with 6 feet of retaining wall around the perimeter of the site as needed. Furthermore, a design review is requested to increase finished grade beyond a maximum of 18 inches within the interior of the site. The maximum grade increase of 48 inches will occur at Lot 14, located at the northeast corner of the development. A 5 foot wide detached sidewalk is proposed along Pyle Avenue and a 5 foot wide attached sidewalk is proposed along Cameron Street.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk along Pyle Avenue. Twenty-four inch box trees, planted 25 feet on center, are located within the street landscape area including shrubs and groundcover. A 6 foot wide landscape area, including a 5 foot wide attached sidewalk, is located adjacent to Cameron Street. Twenty-four inch box trees, planted 25 feet on center, are located within the street landscape area including shrubs and groundcover. Multiple common landscape areas, including trees, shrubs, and groundcover, are located adjacent to multiple private streets within the interior of the development.

Elevations

The plans depict 1 to 2 story model homes ranging between 15.5 feet to 28 feet in height. Models with multiple elevations consist of a pitched, concrete tile roof with exterior materials featuring stucco siding and stone veneer. Architectural enhancements are featured on all elevations including window fenestration, faux shutters, and stucco pop-outs.

Floor Plans

The plans depict 1 to 2 story model homes with multiple floor plans ranging in area from 1,203 to 2,484 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a great room. All models feature 2 car garages.

Applicant's Justification

The applicant states the proposed zone change is in conformance with the planned land use of Residential Suburban, as stated within the Enterprise Land Use Plan. The proposed community has been designed to complement the surrounding neighborhood in terms of density, lot orientation and traffic access. An increase in finished grade is requested due to existing contours, drainage patterns and sewer service issues. The site will be elevated to the point to work with civil engineering constraints; the site will not be artificially increased to enhance views. The highest-grade difference occurs at Lot 14, at the eastern boundary of the site. The increase to the retaining wall height along the east property line, adjacent to undeveloped land, and the north property line, along Pyle Avenue, is requested due to site development constraints requiring an increase in perimeter retaining wall height from the allowable 3 feet to a maximum of 6 feet. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall with 6 feet of retaining wall around the perimeter of the site as needed. The increased retaining wall heights allow sewer service to the northeastern lots while still meeting minimum interior street slopes and maintaining drainage patterns. Decorative screen walls will be provided per Code requirements.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|------------------------|---|
| North | Residential Suburban (up to 8 du/ac) | R-2 | Single family residential & undeveloped |
| South | Residential Suburban (up to 8 du/ac) | R-2 | Single family residential |
| East | Residential Suburban (up to 8 du/ac) | R-E & R-2 | Single family residential & undeveloped |
| West | Residential Suburban (up to 8 du/ac) and Residential High (8 to 18 du/ac) | R-E & R-2 | Single family residential & undeveloped |

The project site and surrounding parcels are located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

| Application Number | Request |
|---------------------------|--|
| TM-21-500129 | A tentative map for 93 single family residential lots is a companion item on this agenda. |
| VS-21-0433 | A vacation and abandonment for right-of-way and patent easements is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to R-2 zoning conforms to the Enterprise Land Use Plan which designates the parcels as Residential Suburban at a density of up to 8 dwelling units per acre. Staff finds that the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. Therefore, staff recommends approval of this request.

Waiver of Development Standards

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

Staff finds the topography of the project site warrants an increase to the retaining wall height proposed for the development. The combined screen wall/retaining wall height up to a maximum of 12 feet, located along the northeast property line, should have minimal impact on the adjacent undeveloped parcel. The combined screen wall/retaining wall height will not exceed 9 feet along the east property line, adjacent to the existing single family residential development. A combined screen wall/retaining wall height up to a maximum of 12 feet is located at the north boundary of the project site along Pyle Avenue. The increased wall height along Pyle Avenue should have minimal impact on the surrounding land uses and streetscape as the wall will be buffered by a 15 foot wide landscape area along the right-of-way. Therefore, staff recommends approval of this request.

Design Review #1

Architectural enhancements are provided on all sides of the proposed residences and recreation building. Staff finds that the design of the residences and recreation building comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential development within the area. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application.

Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Department of Aviation

The 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, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a spandrel at the southwest corner of the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0312-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT

KBH2103-000

August 9, 2021

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

**PLANNER
COPY**

20-21-0432

**Re: Cameron & Pyle, (93 Lot Single Family, Detached Residential Subdivision)
Justification Letter for Design Review and Conforming Zone Change.
APN 177-30-301-002, -005, & -015**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, KB Home, respectfully submits this justification letter for Design Review and Conforming Zone Change.

Project Description

The project sites associated with proposed development is approximately 12.2+ gross acres (including the 5-ft of vacated right-of-way along Pyle Avenue and Frias Avenue) and covers APNs 177-30-301-002, -005, & -015. It is located at the northwest quarter (NW ¼) of the southwest quarter (SW ¼) of Section 30, Township 22 South, Range 61 East. This proposed community will be a single-family subdivision and divided into two Units with 93 total lots and have a gross density of 7.69 dwelling units per acre.

Zone Change

The subject development consists of three parcels proposed in this conforming zone change application. Parcels 177-30-301-002, -005, & -015 will require a zone change from R-E to R-2 zoning, which is in conformance with the planned land use of RS (Residential Suburban). This proposed community has been designed to complement the surrounding neighborhood in terms of density, lot orientation and traffic access.

Currently, all adjacent subdivisions are zoned R-2 and have a Land Use designation of RS. These subdivisions include Edgefield Phases 1, 2, & 3, located adjacent to the proposed subdivision; Creekstone Units 1 & 2 (PW21-11005) is located to the west; Edgebrook (PW20-19706) is located to the south. To the north is a vacant parcel (APN 177-30-202-007 & 177-30-203-017) zoned for R-2 and has a Land Use designation of RS. To the east is a vacant parcel (APN 177-30-301-003 & 177-30-301-013) zoned for Rural Estates Residential (R-E) and has a Land Use designation of RS.

Design Review

Site Plan

The proposed development will be divided into two Units with a total of 93 residential lots and 23 common elements. Unit 1 will be located on the north site (APN 177-30-301-002) with 39 lots and Unit 2 will be located on the south sites (APN 177-30-301-005 & 177-30-301-015) with 54 lots. All lots are

proposed to be Medium Density Residential (R-2) and the proposed density is under 8 du/ac which conforms to the adopted zoning.

The subdivision contains interior private residential streets that are 43-ft wide with a single 5-ft attached sidewalk on one side. There are two non-gated entrances (ingress/egress) to the community with access from Pyle Avenue and Frias Avenue. The interior stub streets are less than 150-ft long and serve less than 6 dwelling units. Pyle Avenue is proposed with half street offsite improvements including curb, gutter, detached sidewalks, and streetlights. Cameron Street is proposed with full offsite improvements including curb, gutter, attached sidewalks, and streetlights adjacent to the existing community to the North and half street improvements to the South. Frias Avenue is proposed with half street offsite improvements including curb, gutter, detached sidewalks, and streetlights. Landscape screening and buffering shall be provided along the perimeter adjacent to the public street in compliance with Title 30, Chapter 30.64: Site Landscape and Screening Standards.

Architecture

The proposed application includes five product types and three elevation styles for each plan to be used on the 35' wide lots. The two-story homes range in size of livable area from 1,455 to 2,469 SF and the single-story home has a livable area of 1,203 SF. The homes range in height from ~15-ft to ~27-ft. Each house will have a two-car garage and a 20-ft driveway. The proposed floor plans and elevations are included with the submittal package.

Increased Finished Grade Request

A maximum grade difference of 4-ft is being requested where 18 inches is allowed per Section 30.32.040(a)(9)(b) of Title 30 due to existing contours, drainage patterns and sewer service issues. The site will be elevated to the point to work with civil engineering constraints; the site will not be artificially increased to enhance views. The highest-grade difference occur at lot 14, at the eastern boundary of the site.

Setbacks

The setbacks for the proposed project are as follows:

- Front: 20-ft; (10-ft reduction allowed for up to 50% of the full building width); with 18-ft minimum setback allowed for lots fronting cul-de-sacs
- Rear: 15-ft; 5-ft for accessory structures
- Interior Side: 5-ft
- Corner Side: 10-ft

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Waiver of Development Standards

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

1. Title 30 Section 30.64.050(4) – Site Landscape and Screening Standards

- | | |
|----------------|--|
| Standard: | Retaining walls shall not exceed a maximum height of 3 feet |
| Request: | Increase perimeter retaining walls to 6-ft where needed. |
| Justification: | This request is intended for the eastern property line adjacent to the existing undeveloped land. The waiver is being requested due to site development constraints requiring an increase in perimeter retaining wall height from the allowable 3-ft to a maximum of 6-ft. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall with 6-ft of retaining wall around the perimeter of the site as needed. The increased retaining wall heights allow sewer service to the northeastern lots while still meeting minimum |

interior street slopes and maintaining drainage patterns. A decorative screen wall will be provided per Title 30 requirements.

2. Title 30 Section 30.64.050-4(A) – Fences and Walls Standards

Standard: Retaining walls shall not exceed a maximum height of 3 feet

Request: Increase perimeter retaining walls to 6-ft where needed.

Justification: This request is intended for the northern property line adjacent to West Pyle Avenue. The waiver is being requested due to site development constraints requiring an increase in perimeter retaining wall height from the allowable 3-ft to a maximum of 6-ft. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall with 6-ft of retaining wall around the perimeter of the site as needed. The increased retaining wall heights allow sewer service to the northeastern lots while still meeting minimum interior street slopes and maintaining drainage patterns. A decorative screen wall will be provided per Title 30 requirements.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Matt Key
Project Manager

**PLANNER
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EASEMENTS AND RIGHT-OF-WAY
(TITLE 30)

PYLE AVE/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0433-J C L H, LLC:

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

RELATED INFORMATION:

APN:

177-30-301-002; 177-30-301-005; 177-30-301-015

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of Pyle Avenue, measuring 705 feet in length, to accommodate the required detached sidewalk. A 5 foot wide portion of right-of-way being Frias Avenue, measuring 320 feet in length, is also proposed for vacation to accommodate the required detached sidewalk. Patent easements measuring 33 feet in width are proposed for vacation along the north, south, and east sides of APN 177-30-301-002. A 3 foot wide portion of a patent easement will also be vacated along the west side of APN 177-30-301-002, adjacent to Cameron Street. The patent easements are no longer needed for right-of-way and utility purposes and must be vacated to develop the project site.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--------------------------------------|------------------------|---|
| North | Residential Suburban (up to 8 du/ac) | R-2 | Single family residential development & undeveloped |
| South | Residential Suburban (up to 8 du/ac) | R-2 | Single family residential |
| East | Residential Suburban (up to 8 du/ac) | R-E & R-2 | Single family residential development & undeveloped |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|------|---|-----------------|---|
| West | Residential Suburban (up to 8 du/ac) and Residential High (8 to 18 du/ac) | R-E & R-2 | Single family residential & undeveloped |

The project site and surrounding parcels are located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

| Application Number | Request |
|--------------------|--|
| ZC-21-0432 | A conforming zone change to reclassify 12.3 acres from an R-E zone to an R-2 zone for a proposed single family residential development is a companion item on this agenda. |
| TM-21-500129 | A tentative map for a 93 lot single family residential development is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development, and portions of right-of-way on Pyle Avenue and Frias Avenue to accommodate detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include a spandrel at the southwest corner of the site;
- 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 approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KB HOME

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

17A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | | |
|---|-----------------------|---|--|
| APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) | DEPARTMENT USE | APP. NUMBER: <u>VS-21-0433</u> | DATE FILED: <u>8/11/21</u> |
| | | PLANNER ASSIGNED: <u>MND</u> | TABICAC DATE: <u>9/15/21</u> <u>a. 6:00</u> |
| | | TABICAC: <u>ENTERPRISE</u> | |
| | | PC MEETING DATE: <u>-</u> | |
| | | BCC MEETING DATE: <u>10/6/21 @ 9:00AM</u> | |
| | | FEE: <u>\$975</u> | |

| | |
|-----------------------|---|
| PROPERTY OWNER | NAME: <u>JCLH, LLC</u> |
| | ADDRESS: <u>250 Pilot Road, Suite 140</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> |
| | TELEPHONE: _____ CELL: _____ |
| | E-MAIL: _____ |

| | |
|------------------|--|
| APPLICANT | NAME: <u>KB Home</u> |
| | ADDRESS: <u>5795 Badura Avenue, Suite 180</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>702-266-8400</u> CELL: _____ |
| | E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____ |

| | |
|----------------------|--|
| CORRESPONDENT | NAME: <u>Westwood Professional Services</u> |
| | ADDRESS: <u>5725 W. Badura Ave., Suite 100</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>702-284-5300</u> CELL: _____ |
| | E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u> |

ASSESSOR'S PARCEL NUMBER(S): 177-30-301-002; -005; -015

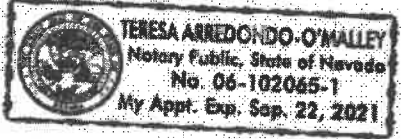
PROPERTY ADDRESS and/or CROSS STREETS: Cameron/Pyle

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.

Jeffrey L. Canarelli
 Property Owner (Signature)*

Jeffrey L. Canarelli, Sr. VP
 Property Owner (Print) Investment Manager, Inc., its Manager

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 9, 2021 (DATE)
 By Jeffrey L. Canarelli, Senior Vice President
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



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

June 2, 2021

PLANNER COPY

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

**Re: Cameron & Pyle, (93 Lot Single Family, Detached Residential Subdivision)
Justification Letter for Patent Easement and Right of Way Vacation**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, KB Home, respectfully submits this justification letter for a Patent Easement and Right of Way Vacations.

The project sites associated with proposed development is approximately 12.10+ gross acres and covers APNs 177-30-301-002, -005, & -015. It is located at the northwest quarter (NW ¼) of the southwest quarter (SW ¼) of Section 30, Township 22 South, Range 61 East. This proposed community will be a single-family subdivision with 93 lots and have a gross density of 7.69 dwelling units per acre.

The applicant is vacating Patent Easements and Right of Ways that conflict with the proposed site plan for the subject residential development. These easements were originally granted as part of the transfer of land from public to private ownership to ensure adequate ingress and egress access is provided to each parcel for roads, public utilities, and flood control purposes. The Right of Ways were originally dedicated as full width roadways; however, Clark County requirements now only require dedication to back of curb, so this request is to vacate the extra 5-feet. This request is in compliance with the conditions of the Tentative Map submitted for Cameron & Pyle that is accompanying this application.

The Vacation Exhibit, along with legal descriptions and exhibits, have been included for the following items:

- 33' Patent Easement - BLM Patent No. 1187544 – OR:464:374010
- 5' Public Right-of-Way – Instrument No. 20160203:02013
- 5' Public Right-of-Way – Instrument No. 20160203:02013

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES, INC.



Matt Key
Project Manager

10/06/21 BCC AGENDA SHEET

CAMERON/PYLE
(TITLE 30)

PYLE AVE/CAMERON ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500129-J C L H, LLC:

TENTATIVE MAP consisting of 93 residential lots and common lots on 12.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Cameron Street and the south side of Pyle Avenue within Enterprise. JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-301-002; 177-30-301-005; 177-30-301-015

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.3
- Number of Lots: 93
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,390/5,639 (gross and net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 93 lots on 12.3 acres with a density of 7.6 dwelling units per gross acre. The minimum and maximum lot sizes are 3,390 square feet and 5,639 square feet, respectively. The proposed subdivision is divided into 2 sections, with the first section being located at the northwest corner of Frias Avenue and Cameron Street. Access to this portion of the subdivision, featuring 60 lots, is granted via a 43 foot wide private street, Baltic Amber Street, which connects to Frias Avenue. This portion of the subdivision is serviced by 43 foot wide internal private streets with a 5 foot wide sidewalk located on 1 side of the street. The second section of the subdivision is located immediately south of Pyle Avenue and 300 feet to the east of Cameron Street. Access to this portion of the subdivision, featuring 33 lots, is granted via a 43 foot wide private street, Rubyfield Street, which connects to Pyle Avenue. This portion of the subdivision is serviced by 43 foot wide internal private streets with a 5 foot wide sidewalk located on 1 side of the street. The 2 sections of the proposed development, Unit 1 and Unit 2, are segregated from each other and not connected by an internal private street. The 2 sections of the subdivision are adjacent to each other, at the northeast corner of Lot 68 and the southwest corner of Lot 26. For the purposes of

the Development Code, the parcels are defined as “contiguous” and may be included on 1 Land Use Application request. A 5 foot wide detached sidewalk is proposed along Pyle Avenue and a 5 foot wide attached sidewalk is proposed along Cameron Street.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk along Pyle Avenue. Twenty-four inch box trees, planted 25 feet on center, are located within the street landscape area including shrubs and groundcover. A 6 foot wide landscape area, including a 5 foot wide attached sidewalk, is located adjacent to Cameron Street. Twenty-four inch box trees, planted 25 feet on center, are located within the street landscape area including shrubs and groundcover. Multiple common landscape areas, including trees, shrubs, and groundcover, are located adjacent to multiple private streets within the interior of the development.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-----------------|---|
| North | Residential Suburban (up to 8 du/ac) | R-2 | Single family residential development & undeveloped |
| South | Residential Suburban (up to 8 du/ac) | R-2 | Single family residential |
| East | Residential Suburban (up to 8 du/ac) | R-E & R-2 | Single family residential development & undeveloped |
| West | Residential Suburban (up to 8 du/ac) and Residential High (8 to 18 du/ac) | R-E & R-2 | Single family residential & undeveloped |

The project site and surrounding parcels are located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

| Application Number | Request |
|--------------------|--|
| ZC-21-0432 | A conforming zone change to reclassify 12.3 acres from an R-E zone to an R-2 zone for a proposed single family residential development is a companion item on this agenda. |
| VS-21-0433 | A vacation and abandonment for right-of-way and patent easements is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a spandrel at the southwest corner of the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

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

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's

Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0312-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT



TENTATIVE MAP APPLICATION 18A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | | |
|--|-----------------------|--|------------------------------|
| APPLICATION TYPE | DEPARTMENT USE | APP. NUMBER: <u>TM-21-506129</u> | DATE FILED: <u>8/11/21</u> |
| <input checked="" type="checkbox"/> TENTATIVE MAP (TM) | | PLANNER ASSIGNED: <u>MND</u> | TAB/CAC DATE: <u>9/15/21</u> |
| | | TAB/CAC: <u>ENTERPRISE</u> | e 6:00 |
| | | PC MEETING DATE: <u>-</u> | |
| | | BCC MEETING DATE: <u>10/6/21 @ 9:00 PM</u> | |
| | | FEE: <u>\$750.00</u> | |

| | |
|-----------------------|---|
| PROPERTY OWNER | NAME: <u>JCLH, LLC</u> |
| | ADDRESS: <u>250 Pilot Road, Suite 140</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> |
| | TELEPHONE: _____ CELL: _____ |
| | E-MAIL: _____ |

| | |
|------------------|--|
| APPLICANT | NAME: <u>KB Home</u> |
| | ADDRESS: <u>5795 Badura Avenue, Suite 180</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>702-266-8400</u> CELL: _____ |
| | E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____ |

| | |
|----------------------|--|
| CORRESPONDENT | NAME: <u>Westwood Professional Services</u> |
| | ADDRESS: <u>5725 W. Badura Ave., Suite 100</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>702-284-5300</u> CELL: _____ |
| | E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u> |

ASSESSOR'S PARCEL NUMBER(S): 177-30-301-002; -005; -015

PROPERTY ADDRESS and/or CROSS STREETS: Cameron/Pyle
 TENTATIVE MAP NAME: Cameron & Pyle

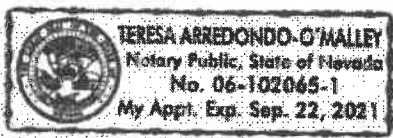
I, We, the undersigned swear and say that I am, We are; the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clerk County Code; that the information on the attached legal description, all plans, and drawings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

Jeffrey L. Canarelli, Sr. VP
Property Owner (Print) Investment Manager Inc., its manager

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 9, 2021 (DATE)
 By Jeffrey L. Canarelli, Sr. Vice President

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.

