



REVISED ENTERPRISE TOWN ADVISORY BOARD

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

September 27, 2023

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chaves70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>.

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

Barris Kaiser, Vice Chair
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 chaves70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

I. Call to Order, Pledge of Allegiance, and Roll Call

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

- III. Approval of Minutes for September 13, 2023. (For possible action)
- IV. Approval of the Agenda for September 27, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

- **GET CONNECTED TO DISCOUNTED HOME INTERNET**

The Affordable Connectivity-Program (ACP) is a federal government program that provides a benefit of up to \$30 per month toward home internet services, making certain plans FREE!

Saturday, October 7, 2023, 9:30am - 2:30pm

UNL V Student Union, Room 208

4505 S Maryland Parkway

NEED HELP GETTING STARTED?

- VI. Planning and Zoning

- 1. **SC-23-0375-SOUTHERN HIGHLANDS INVEST PTNRS:**
STREET NAME CHANGE to change the name of Clearview Ridge Road to Clearview Summit Drive between Olympia Ridge Drive and Clearview Summit Drive in Southern Highlands Master Planned Community. Generally located on the south side of Olympia Ridge Drive and the north side of Clearview Summit Drive within Enterprise. JJ/lm/syp (For possible action) **10/03/23 PC**

- 2. **UC-23-0540-GOMER ROAD 6670, LLC:**
USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping and detached sidewalk; **2)** security fence setback; **3)** full off-site improvements; **4)** unscreened mechanical equipment; and **5)** access gate setback.
DESIGN REVIEW for cannabis establishment (cultivation) on 2.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Gomer Road, 775 feet east of Redwood Street within Enterprise. JJ/bb/syp (For possible action) **10/04/23 BCC**

- 3. **ZC-23-0548-LV BARBARA, LLC:**
ZONE CHANGE to reclassify 9.0 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** allow non-standard improvements (landscaping) within a right-of-way.
DESIGN REVIEWS for the following: **1)** a multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the northwest corner of Las Vegas Boulevard South and Barbara Lane (alignment) within Enterprise (description on file). MN/al/syp (For possible action) **10/04/23 BCC**

4. **ZC-23-0550-LV BARBARA, LLC:**
ZONE CHANGE to reclassify 9.3 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** allow non-standard improvements (landscaping) within a right-of-way.
DESIGN REVIEWS for the following: **1)** a multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the southwest corner of Las Vegas Boulevard South and Barbara Lane (alignment) within Enterprise (description on file). MN/al/syp (For possible action) **10/04/23 BCC**

5. **VS-23-0551-LV BARBARA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Barbara Lane (alignment) and Desert Palm Drive (alignment), and between Parvin Street (alignment) and Las Vegas Boulevard South; and portions of rights-of-way being Barbara Lane located between Las Vegas Boulevard South and Parvin Street (alignment), and Gabriel Street located between Barbara Lane (alignment) and Desert Palm Drive (alignment) within Enterprise (description on file). MN/al/syp (For possible action) **10/04/23 BCC**

6. **ET-23-400122 (VS-20-0367)-BULL RUSH, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Cameron Street and Decatur Boulevard within Enterprise (description on file). JJ/rp/syp (For possible action) **10/17/23 PC**

7. **PA-23-700026-JJJ LIVING TRUST, ET AL:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/gc (For possible action) **10/17/23 PC**

8. **ZC-23-0565-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. (description on file). JJ/rr/syp (For possible action) **10/17/23 PC**

9. **VS-23-0566-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/rr/syp (For possible action) **10/17/23 PC**

10. **UC-23-0564-LAMBSON LYMAN E & MELISSA:**
USE PERMIT to allow a second casita in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Twin Rock Court and the west side of Cimarron Road within Enterprise. JJ/mh/syp (For possible action) **10/17/23 PC**

11. **UC-23-0589-RICHMOND LIMITED PARTNERSHIP:**
USE PERMIT to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use in conjunction with a proposed restaurant on 7.2 acres in a C-2 (General Commercial) Zone. Generally located on the southwest side of Maryland Parkway and the northwest side of St. Rose Parkway within Enterprise. MN/tpd/syp (For possible action) **10/17/23 PC**

12. **VS-23-0506-MARUNDE BRISTOL:**
VACATE AND ABANDON easement of interest to Clark County located between Rancho Destino Road and Gilespie Street, and between Mesa Verde Lane and Robindale Road within Enterprise (description on file). MN/mh/syp (For possible action)

13. **VS-23-0588-SC CACTUS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Erie Avenue, and between I 15 and Las Vegas Boulevard South within Enterprise (description on file). MN/lm/syp (For possible action) **10/17/23 PC**

14. **WS-23-0508-SC CACTUS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping, including the detached sidewalks, in conjunction with a minor subdivision on 124.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Cactus Avenue within Enterprise. MN/lm/syp (For possible action) **10/17/23 PC**

15. **VS-23-0595-PEBBLE RD PROPERTY TRUST:**
VACATE AND ABANDON a portion of a right-of-way being Schirlls Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jgh/syp (For possible action) **10/17/23 PC**

16. **WS-23-0558-MILLER BRIAN L & DAGMARA K:**
WAIVER OF DEVELOPMENT STANDARDS for a reduced setback in conjunction with an addition to a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Claystone Hill Court, approximately 130 feet south of Shelbourne Avenue (alignment) within Enterprise. JJ/tpd/syp (For possible action) **10/17/23 PC**

17. **UC-23-0562-AFFILIATE INVESTMENTS, LLC:**
USE PERMIT for a restaurant as a principal use.
WAIVER OF DEVELOPMENT STANDARDS to deviate from design standards per Table 30.56-2 for a restaurant with drive-thru.
DESIGN REVIEW for a restaurant with drive-thru on a portion of 4.3 acres in an M-D (Design Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/sd/syp (For possible action) **10/18/23 BCC**
18. **VS-23-0405-RRFT COMBINED ASSET, LLC-RAINBOW SERIES:**
VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Le Baron Avenue (alignment), and between Rainbow Boulevard and Redwood Street (alignment), and a portion of right-of-way being Rainbow Boulevard located between Mountains Edge Parkway and Le Baron Avenue (alignment) within Enterprise (description on file). JJ/hw/syp (For possible action) **10/18/23 BCC**
19. **WS-23-0404-RRFT COMBINED ASSET, LLC-RAINBOW SERIES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall/fence height; 2) gate setback; and 3) eliminate the pedestrian walkway.
DESIGN REVIEWS for the following: 1) finished grade; and 2) a proposed mini-warehouse facility on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard, 330 feet north of Mountains Edge Parkway within Enterprise. JJ/hw/syp (For possible action) **10/18/23 BCC**
20. **VS-23-0567-DEAN MARTIN DRIVE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road, and between Dean Martin Drive and Procyon Street, a portion of right-of-way being Maulding Avenue and Robindale Road located between Dean Martin Drive and Procyon Street, and a portion of right-of-way being Polaris Avenue located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/jud/syp (For possible action) **10/18/23 BCC**
21. **VS-23-0568-USA:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Le Baron Avenue (alignment), and between Valley View Boulevard and Dean Martin Drive within Enterprise (description on file). JJ/rk/syp (For possible action) **10/18/23 BCC**
22. **UC-23-0560-USA:**
USE PERMIT for a public facility (Department of Motor Vehicles service center).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) alternative screening requirements; 3) alternative landscaping adjacent to a less intensive use; 4) alternative driveway geometrics; 5) allow non-standard improvements in right-of-way; 6) reduce street width; and 7) waive street dedication.
DESIGN REVIEWS for the following: 1) for a proposed Department of Motor Vehicles (DMV) service center; 2) alternative parking lot landscaping; and 3) finished grade on 20.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Valley View Boulevard within Enterprise. JJ/rk/syp (For possible action) **10/18/23 BCC**

23. **WS-23-0533-BLUE DIAMOND M-E, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased retaining wall height.
DESIGN REVIEWS for the following: 1) restaurant with drive-thru; and 2) finished grade on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/sd/syp (For possible action) 10/18/23 BCC
24. **ZC-23-0571-I15 MOUNTAIN, LLC:**
ZONE CHANGE to reclassify 49.9 acres from an R-E (Rural Estates Residential) and an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) and an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway design; 2) waive street dedication; and 3) retaining wall height.
DESIGN REVIEWS for the following: 1) office/warehouses and distribution centers; and 2) finished grade. Generally located on the south side of Serene Avenue and the east side of Decatur Boulevard within Enterprise (description on file). JJ/bb/syp (For possible action) 10/18/23 BCC
25. **VS-23-0572-I15 MOUNTAIN, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Silverado Ranch Boulevard, and between Decatur Boulevard and Arville Street; a portion of a right-of-way being Meranto Avenue located between Decatur Boulevard and Arville Street; a portion of a right-of-way being Ullom Drive located between Gary Avenue and Richmar Avenue; a portion of a right-of-way being Decatur Boulevard located between Richmar Avenue and Serene Avenue; a portion of right-of-way being Serene Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Gary Avenue between Decatur Boulevard and Arville Street; and a portion of right-of-way being Richmar Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/bb/syp (For possible action) 10/18/23 BCC
26. **TM-23-500121-I15 MOUNTAIN, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 49.9 acres in an M-D (Designed Manufacturing) and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Serene Avenue and the east side of Decatur Boulevard within Enterprise. JJ/bb/syp (For possible action) 10/18/23 BCC

VII. General Business

1. Nominate a representative and alternate for the Community Development Advisory Committee (CDAC). (For possible action).
2. Take public input and finalize request for the next fiscal year budget. (For possible action)

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: October 11, 2023.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Windmill Library – 7060 W. Windmill Lane



Enterprise Town Advisory Board

September 13, 2023

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut EXCUSED Kaushal Shah PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya 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 6:02 p.m.

Roxy Pais-Evia, Jillee Rowland, Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for August 30, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as amended for August 30, 2023.

Motion **PASSED** (4-0)/ Unanimous.

IV. Approval of Agenda for September 13, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

Motion **PASSED** (4-0) /Unanimous

Applicant requested holds:

17. **ZC-23-0519-USA:** The applicant requested a **HOLD** to the Enterprise TAB meeting on September 27, 2023.
18. **ZC-23-0548-LV BARBARA, LLC:** The applicant requested a **HOLD** to the Enterprise TAB meeting on September 27, 2023.
19. **VS-23-0551-LV BARBARA, LLC :** The applicant requested a **HOLD** to the Enterprise TAB meeting on September 27, 2023.

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only) Please add in the ACP announcement you had on the agenda since Justin read that.

VI. Planning & Zoning

1. **TM-23-500105-WARMSPRINGS DEV, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard and the south side of Arby Avenue within Enterprise. MN/tpd/syp (For possible action) **09/19/23 PC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

2. **TM-23-500114-BD-WESTWIND LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the east side of Westwind Road and the south side of Blue Diamond Road within Enterprise. JJ/nai/syp (For possible action) **09/19/23 PC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

3. **DR-23-0507-ZMZS FAMILY TRUST & MALIK, UMER Z. TRS:**
DESIGN REVIEW for a lighting plan in conjunction with an approved retail center on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/sd/syp (For possible action) **09/20/23 BCC**

Motion by Kaushal Shah
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

4. **ZC-23-0489-BELTWAY BUSINESS PARK, LLC:**
ZONE CHANGE to reclassify 6.2 acres from a C-2 (General Commercial) Zone and an M-1 (Light Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modifications to CMA Design Overlay District standards; 2) allow modified driveway design standards; and 3) allow reduced street landscaping and attached sidewalks.
DESIGN REVIEWS for the following: 1) industrial center; and 2) finished grade on 6.7 acres in the CMA Design Overlay District. Generally located on the east side of Edmond Street and the south side of Capovilla Avenue within Enterprise (description on file). MN/rr/ja (For possible action) **09/20/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE** Zone Change

DENY Waivers of Development Standards #1

APPROVE Waivers of Development Standards #2

DENY Waivers of Development Standards #3

DENY Design Reviews #1 and #2

ADD Current Planning Condition: Design Review as a public hearing for signage

Per staff if approved conditions

Motion **PASSED** (4-0) /Unanimous

5. **VS-23-0490-BELTWAY BUSINESS PARK, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Edmond Street, and between Warm Springs Road and Capovilla Avenue and a portion of right-of-way being Hauck Street located between Warm Springs Road and Capovilla Avenue within Enterprise (description on file). MN/rr/ja (For possible action) **09/20/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) /Unanimous

6. **UC-23-0547-NV LAS DEC, LLC:**
USE PERMIT to allow an accessory structure prior to a principal use on 30.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Maule Avenue and the west side of Jones Boulevard within Enterprise. MN/tpd/syp (For possible action) **10/03/23 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) /Unanimous

7. **WS-23-0537-RMA BICENTENNIAL, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate cross access; 2) eliminate landscaping adjacent to a less intensive use; and 3) reduce the height/setback ratio requirement adjacent to a single family residential use in conjunction with a previously approved restaurant with drive-thru and outside dining on 1.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Cactus Avenue, 380 feet west of Dean Martin Drive within Enterprise. JJ/md/syp (For possible action) **10/03/23 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-1) /NAY - Kaiser

8. **ET-23-400120 (UC-19-0465)-CHURCH THE ROCK:**
USE PERMIT SECOND EXTENSION OF TIME for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** modified driveway design standards; and **3)** full off-site improvements.
DESIGN REVIEW for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Pebble Road and the west side of Edmond Street within Enterprise. JJ/nai/syp (For possible action) **10/04/23 BCC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

9. **VS-23-0546-DBAC, LLC:**
VACATE AND ABANDON a portion of right-of-way being Valley View Boulevard located between Warm Springs Road and Eldorado Lane and a portion of right-of-way being Eldorado Lane located between Valley View Boulevard and Procyon Street (alignment) within Enterprise (description on file). MN/bb/syp (For possible action) **10/04/23 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

10. **WS-23-0543-DBAC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** single family residential subdivision; **2)** finished grade; and **3)** hammerhead design cul-de-sacs on 7.1 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Valley View Boulevard and the north side of Eldorado Lane within Enterprise. MN/bb/syp (For possible action) **10/04/23 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

11. **TM-23-500115-DBAC, LLC:**
TENTATIVE MAP consisting of 12 residential lots on 7.1 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Valley View Boulevard and the north side of Eldorado Lane within Enterprise. MN/bb/syp (For possible action) **10/04/23 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

12. **VS-23-0555-NAMAZ, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and between Tenaya Way and Montessouri Street and a portion of right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue and a portion of right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/jor/syp (For possible action) **10/04/23 BCC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

13. **UC-23-0554-NAMAZ, LLC:**
USE PERMITS for the following: **1)** allow retail sales and service; and **2)** allow restaurants.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate sidewalk and allow reduced street landscaping; and **2)** reduce the driveway throat depth.
DESIGN REVIEWS for the following: **1)** a shopping center; and **2)** finished grade on 3.7 acres in an H-2 (General Highway Frontage) Zone in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise. JJ/jor/syp (For possible action) **10/04/23 BCC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
ADD Current Planning condition: Design Review as a public hearing for lighting and signage
Motion **PASSED** (5-0) /Unanimous

14. **WS-23-0532-AMH NV 15 DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Big Park Avenue and Tee Pee Lane within Enterprise. JJ/jud/syp (For possible action) **10/04/23 BCC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

15. **WS-23-0534-DBAC, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalks and allow reduced street landscaping; 2) allow access to a collector street; and 3) waive full off-site improvements.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 1.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Hinson Street and Maule Avenue within Enterprise. MN/mh/syp (For possible action) **10/04/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff if approved conditions

ADD Current Planning condition: include 15 foot landscaping wide on Hinson St and Maule

Motion **PASSED** (4-0) /Unanimous

16. **ZC-23-0519-USA:**
ZONE CHANGE to reclassify 19.7 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway standards.
DESIGN REVIEWS for the following: 1) school; and 2) finished grade. Generally located on the south side of Starr Avenue and the west side of La Cienega Street within Enterprise (description on file). MN/lm/syp (For possible action) **10/04/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** Zone Change

DENY Waiver of Development Standards

DENY Design Reviews #1 and #2

Motion **PASSED** (4-0) /Unanimous

17. **ZC-23-0548-LV BARBARA, LLC:**
ZONE CHANGE to reclassify 9.0 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) to allow non-standard improvements (landscaping) within a right-of-way.
DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the northwest corner of Las Vegas Boulevard South and Barbara Lane (alignment) within Enterprise (description on file). MN/al/syp (For possible action) **10/04/23 BCC**

Applicant has requested a **HOLD** to the September 27, 2023, Enterprise TAB meeting.

18. **ZC-23-0550-LV BARBARA, LLC:**
ZONE CHANGE to reclassify 9.3 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) to allow non-standard improvements (landscaping) within a right-of-way.
DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the southwest corner of Las Vegas Boulevard South and Barbara Lane (alignment) within Enterprise (description on file).
MN/al/syp (For possible action) 10/04/23 BCC

Applicant has requested a **HOLD** to the September 27, 2023, Enterprise TAB meeting.

19. **VS-23-0551-LV BARBARA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Barbara Lane (alignment) and Desert Palm Drive (alignment), and between Parvin Street (alignment) and Las Vegas Boulevard South; and portions of rights-of-way being Barbara Lane located between Las Vegas Boulevard South and Parvin Street (alignment), and Gabriel Street located between Barbara Lane (alignment) and Desert Palm Drive (alignment) within Enterprise (description on file).
MN/al/syp (For possible action) 10/04/23 BCC

Applicant has requested a **HOLD** to the September 27, 2023, Enterprise TAB meeting.

VII. General Business:

1. None.

VIII. Public Comment:

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

- A few residents asked about items 17-19, which were held at the beginning of the meeting.

IX. Next Meeting Date

The next regular meeting will be September 27, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 8:54 p.m.

Motion **PASSED** (4-0) /Unanimous

10/03/23 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 29)

OLYMPIA RIDGE DR/CLEARVIEW RIDGE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-23-0375-SOUTHERN HIGHLANDS INVEST PTNRS:

STREET NAME CHANGE to change the name of Clearview Ridge Road to Clearview Summit Drive between Olympia Ridge Drive and Clearview Summit Drive in Southern Highlands Master Planned Community.

Generally located on the south side of Olympia Ridge Drive and the north side of Clearview Summit Drive within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

191-07-617-014 through 191-07-617-016; 191-07-617-023; 191-07-618-001; 191-07-619-005; 191-07-619-006; 191-07-620-004 through 191-07-620-010; 191-07-701-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: Multiple
- Project Type: Street name change (Clearview Ridge Road)

History & Applicant's Justification

ZC-1536-05 reclassified the subject parcels from R-E zoning to R-2 zoning for a master planned community to expand the portion of the community known as Southern Highlands and allowed for modified residential development standards. The parcels along the alignment were created between 2020 and 2022 with the street names previously approved by the Las Vegas Fire & Rescue Combined Communications Center (Fire Alarm Office).

The applicant indicates that they would like to rename Clearview Ridge Road to Clearview Summit Drive within a residential subdivision for a small custom lot community all served from a loop style road. Presently there are no homes along the street and no building permits in process. Additionally, the applicant indicates that similar requests have been approved in larger subdivisions within the City of Henderson neighborhoods of Seven Hills and Anthem.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0030-13 (ET-19-400156)	First Extension of time for Olympia Ridge – Section 7	Approved by PC	January 2020
UC-18-0773	Modified wall height standards with waivers for modified street improvement standards, modified driveway design standards, non-standard improvements within the right-of-way, and a design review for a single family residential development	Approved by BCC	December 2018
TM-18-500181	200 lot single family residential subdivision	Approved by BCC	December 2018
TM-0080-14	230 residential lots on approximately 54.4 acres - expired	Approved by PC	July 2014
WT-0472-14	Modified street improvement standards and early final grading with a design review for a 230 lot single family residential development - expired	Approved by PC	July 2014
UC-0370-14	Modified wall height standards in conjunction with a proposed single family residential development - expired	Approved by PC	June 2014
ZC-0107-13	Reclassified a portion of this site (37 acres) to R-2 zoning	Approved by BCC	May 2013
TM-0030-13	203 residential lots and 4 larger sub-dividable lots on approximately 299 acres	Approved by PC	May 2013
TM-0111-12	42 lots to create smaller parcels	Approved by PC	January 2013
UC-0274-08 (ET-0136-09)	First extension of time to commence modification to residential development standards	Approved by PC	July 2009
TM-0183-08	93 residential lots and 17 common lots on approximately 306 acres	Approved by PC	December 2008
UC-0274-08	Modified residential development standards	Approved by PC	May 2008
UC-0075-07	Modified residential development standards	Approved by PC	February 2007
ZC-0750-06	Reclassified a portion of this site to R-2 zoning, with a use permit, variance, and waiver for a single family development	Approved by BCC	August 2006
ZC-1536-05	Reclassified a portion of this site to R-2 zoning, with a use permit, variance, and waiver for Southern Highlands Master Planned Community	Approved by BCC	December 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis**Comprehensive Planning**

The proposed street name Clearview Summit Drive is currently located to the west and is connected to Clearview Ridge Road by a roundabout. The applicant indicates that the street will effectively act as a loop road, with the primary access from Olympia Ridge Drive to the north.

The applicant indicates that similar requests have been approved in other parts of the valley, with the examples provided in the City of Henderson. The City of Henderson has its own emergency services dispatch and its own addressing policy, which is separate from the county and the cities of Las Vegas and North Las Vegas. Per the information provided from the Las Vegas Fire & Rescue Combined Communications Center, they did not review the proposed street name for the Street Name and Addressing Policy as the street name was previously approved for use within the subdivision. Additionally, staff was unable to find similar examples in unincorporated Clark County to support similar requests (Summerlin - The Ridges).

Staff finds that the proposed street name change may purport to have the street alignments act as a horseshoe-shaped street. The street name and addressing policy requires that horseshoe-shaped streets shall be split into two or more street names, with the name change occurring at the natural breaking point. Per the approved tentative map, TM-13-500030, the streets were designed and named according to the policy. As previously approved, Clearview Ridge Road is designed to continue to the south along the alignment.

Being that the design of the streets as previously approved does not meet the definition of a loop street and is at best a horseshoe-shaped street, along with the other reasons stated, staff is unable to support the request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners for final action on 11/08/23 at 1:00 p.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Street signs shall be installed after construction of off-site improvements for the street and prior to final inspection.
- Applicant is advised that they are responsible for the installation of street signs per Public Works requirements.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

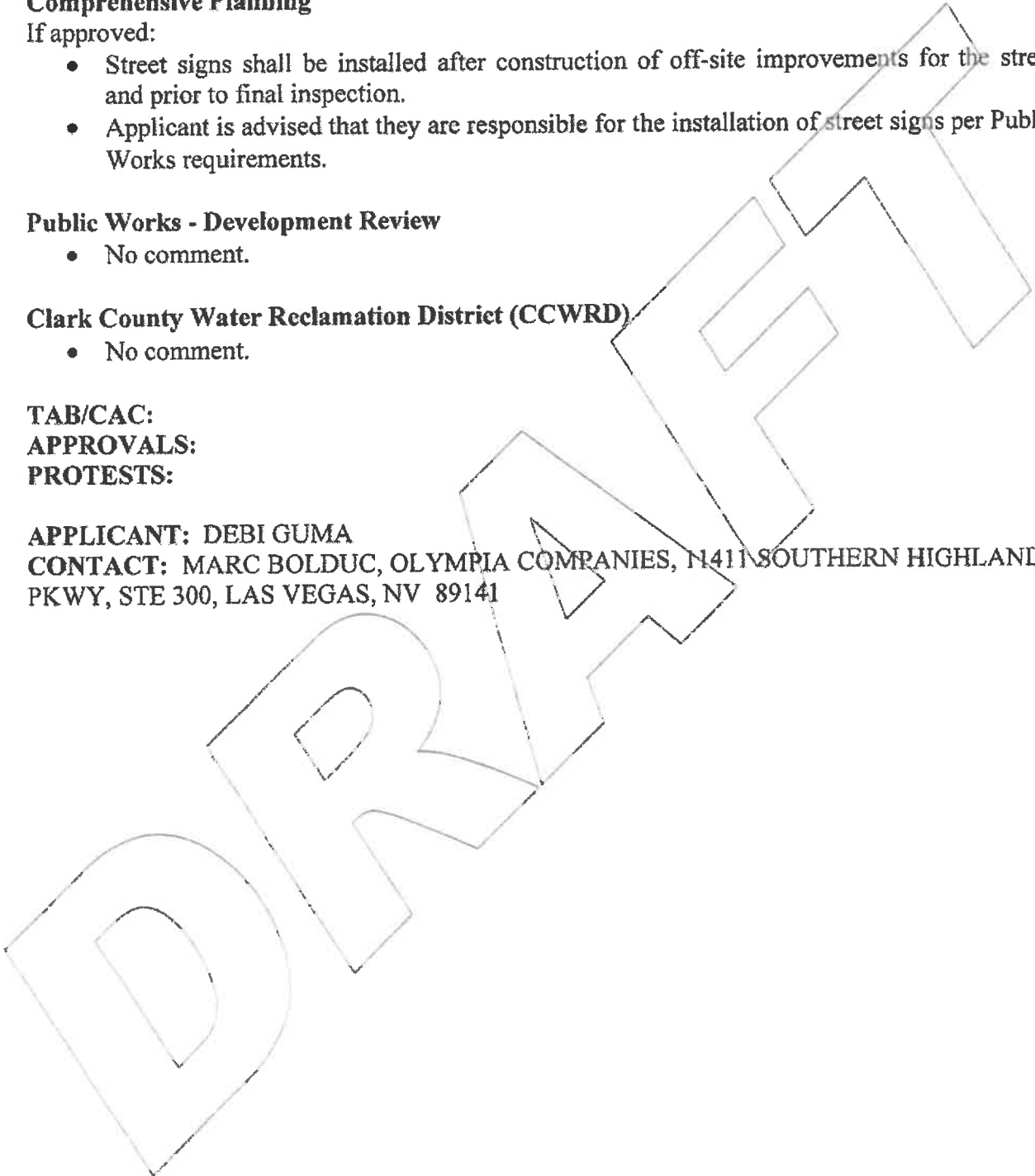
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DEBI GUMA

**CONTACT: MARC BOLDUC, OLYMPIA COMPANIES, 1411 SOUTHERN HIGHLANDS
PKWY, STE 300, LAS VEGAS, NV 89141**





AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: SC-23-0375

Property Owner or Subdivision Name: SOUTHERN HIGHLANDS IVEST PARTNERS

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** _____ **PC** _____ **BCC** _____

Add this application to the: **TAB/CAC** 9/27/2023 **PC** 10/3/2023 **BCC** _____

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: ADD APNS TO ACCELA
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: ADD ITEM BACK TO AGENDAS

Change initiated by: LMN Date: 8/17/2023

Change authorized by: JAD Date: 8/17/2023

Change processed by: ds Date: 8/17/2023

Follow up assigned to: LMN/AGENDA PROCESSING Instructions: COMPLETE REPORT AND ADD TO AGENDAS

Parcel Number(s): 191-07-617-014, 015, 016, 023; 191-07-618-001; 191-07-619- 005, 006; 191-07-620-004 THRU 010; 191-07-701-003

Town Board(s): ENTERPRISE

2

10/04/23 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT
(TITLE 30)

REDWOOD ST/GOMER RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0540-GOMER ROAD 6670, LLC:

USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping and detached sidewalk; 2) security fence setback; 3) full off-site improvements; 4) unscreened mechanical equipment; and 5) access gate setback.

DESIGN REVIEW for cannabis establishment (cultivation) on 2.7 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Gomer Road, 775 feet east of Redwood Street within Enterprise. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

176-23-401-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping and detached sidewalk requirement along Gomer Road where landscaping and a detached sidewalk is required per Figure 30.64-17 (a 100% reduction).
2. Allow an 8 foot high security wall/fence on the south property line where it is required to be setback behind the landscaping per Section 30.64.020.
3. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where required per Chapter 30.52.
4. Allow ground mounted mechanical equipment around the perimeter of the building without screening where required per Table 30.56-2.
5. Reduce an access gate setback from the northwest property line at a private street to 18 feet where 50 feet is required for a gate closed during business hours per Section 30.64.020 (a 10% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6670 Gomer Road
- Site Acreage: 2.7
- Project Type: Cannabis cultivation
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 11,952 (existing)/15,969 (newly enclosed material shelters)/12,919 (new addition)/40,840 (total)
- Parking Required/Provided: 75/77

Site Plan

The plan depicts an existing office/warehouse building in an industrial area west of the railroad spur and east of Rainbow Boulevard, between Gomer Road and Richmar Avenue in Enterprise. The subject site (176-23-401-016) has current access from Gomer Road to the south, and Arden Road, a private access drive at the northwest corner of the property. The plans depict a single access driveway from the private access easement at the northwest corner from Arden Road. The existing building is set back 50 feet from the south property line at Gomer Road, 75 feet from the west property line, 30 feet from the north property line, and 78 feet from the east property line, and is situated in the middle of the site. The site provides 77 parking spaces where 75 parking spaces are required per the proposed office, cannabis-cultivation uses. Current access to the site is provided by 2 commercial driveways, 1 in the northwest portion of the site from a private access called Arden Road, and 1 in the southwest portion of the site along Gomer Road. The Gomer Road access is proposed to be closed with a 8 foot high security wall/fence built on the property line that is the subject of a waiver. The majority of parking spaces are located along the west property line and south property line, with some located on the east and north sides of the parcel. The remaining access will continue to be from the northwest corner of the property and includes a gated entrance that will be closed during business hours and located 18 feet from the property line, and is included as a waiver with this request. A loading zone is located at the northwest corner of the building and along the east side of the building. The main entrance to the building is located at the east side of the building. A fire access road circles the building with water tanks, septic system and emergency power generator located on the east side of the property.

Landscaping

Landscaping is located within the parking lot, and includes required finger islands and a large landscape area over the septic system leachfield on the east side of the property. The existing septic system is being relocated to the east to accommodate the building addition. These planters contain a variety of large and medium trees with shrubs interspersed. There are 23 trees (24 inch box) located around the perimeter of the property and the parking lot. No landscaping or sidewalk is being proposed along Gomer Road and is the subject of a waiver request in this application.

Elevations

The existing warehouse and office is located in a 30 foot high metal building with 2 large covered storage areas attached to the main building. The applicant is proposing to renovate and enclose the covered storage areas as additions to the existing building that will accommodate the proposed use. The building renovations and new addition will include metal siding, metal roof panels, 4 inch insulated walls, and pedestrian access doors on the north, east, and west sides of the building. The east side of the building has accessibility ramps for pedestrian access and is the main access point.

Floor Plans

The plans depict an existing 27,921 square foot building, with 11,952 square feet of enclosed building area, and 15,969 square feet used as attached material shelters that are open at each end. After renovations, the material shelters will be enclosed as part of the cultivation facility, with a new 12,919 square foot addition built on the south side of the existing building resulting in a total of 40,840 square feet of enclosed building space. There will be 33,223 square feet used for cannabis cultivation, with the remainder used for office, restrooms, loading, packing, trimming, and mechanical rooms. The offices, packaging, trimming, and harvest storage, will be located on the north side of the building where a material shelter is currently located. The remainder of the building will be flower rooms and grow tables, and dry storage areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The justification letter states the applicant, The Cure Company NV, LLC, currently holds a State of Nevada medical cultivation license (C123) and an adult use cultivation license (RC123). The applicant is proposing to relocate and operate the facility at 6670 Gomer Road. Operating hours will be Monday through Friday from 7:00 a.m. to 7:00 p.m. with some possible operating hours on the weekends. The company is committed to the security of its employees, clients, and the general public. The facility will use state of the art alarm systems, video surveillance, and other measures to ensure the security of the employees as well as the building and its contents. The existing building is 11,952 square feet with 2 attached material shelters that will be finished as interior space. A 12,919 square foot addition will be built on to the south side of the existing building, for a total 40,840 square foot building area. The site meets all of the required separations, the site is not within 300 feet of a community facility, 660 feet from a residential use, 1,000 feet from a school, or 1,500 feet from non-restricted gaming property. The use is harmonious to the site, and should pose a minimal impact to the surrounding existing industrial and commercial buildings. Finally, the applicant states they have conducted an air and odors survey to help reduce any odors that may result because of the cultivation activities on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0072	Vacated right-of-way	Approved by PC	March 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0775-13	Alternative landscaping and full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) with a design review for an accessory office building and covered storage in conjunction with an existing warehouse	Approved by BCC	January 2014
VC-2142-98 (ET-0043-01)	First extension of time on a variance to allow a temporary trailer - expired	Approved by PC	January 2001
VC-2142-98	Temporary office trailer - expired	Approved by PC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Developed & undeveloped industrial parcels
East & West	Business Employment	M-1	Undeveloped
South	Business Employment	M-1	Warehouse & undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

**Comprehensive Planning
Use Permit**

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

The separation survey shows that all required separations from community facilities and schools are being met. The crime report indicates that within a 1 mile radius, 13 crime reports were filed with the Las Vegas Metropolitan Police Department in the 60 days prior to the application submittal. Additionally, there are 2 existing cannabis cultivation facilities within the office/warehouse complex. The Department of Environment and Sustainability, Air Quality Division, has not received any odor complaints in the area. The existing operating location has current or previous complaints about odor. The applicant has explained the unlikely potential for Nuisance Odors at this location, considering the nearest residential use is approximately 2,900 feet east of this building. Staff recommends approval of the use permit.

Waivers of Development Standards

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

Waiver of Development Standards #1

The elimination of street landscaping along Gomer Road will not provide a proper buffer from the public-right-of way for this cannabis cultivation facility. Even after considering that this area of Gomer Road leads to a dead-end industrial area, proper landscaping is required for many other reasons outlined in the Master Plan, including Policy 3.6.1 addressing urban heat island effects, and Policy 3.2.5 supporting sustainable development. For these reasons, staff cannot support waiver #1.

Waiver of Development Standards #2

The proposed 8 foot high security wall and fence is proposed to be located on the property line without required landscaping or a landscape buffer for the property. While security of the site is important and required, it should not be unbuffered from the view of a public right-of-way. Since staff is unsupportive of waiving landscaping as identified in waiver #1, staff cannot support waiver #2.

Waiver of Development Standards #4

The mechanical equipment shown on the west and south sides of the building are required to be screened from view within 500 feet of the building and property. While the perimeter of the property is screened by a wall and located at the end of a private drive on the north and public street on the south, the mechanical equipment is not screened from view on the property as required by Title 30. Staff cannot support waiver #4.

Waiver of Development Standards #5

The gated access located at the northwest corner of the property is 18 feet from the property line where 50 feet is required for gated access that is closed during business hours. The security of the property is required for this type of use and the gate does not meet the requirements for access. Only 1 vehicle will be able to stack while waiting for entry with additional vehicles interfering with traffic flow in the private access. Staff cannot support this request.

Design Review

The site plan, parking plan, security plan, separation from sensitive uses, and low risk of odor impacts make this site attractive for the proposed cannabis cultivation facility, the applicant is proposing to remove all access from/to Gomer Road where the existing property is currently addressed for emergency services. The applicant needs to address emergency services access and addressing prior to staff recommending approval for this use at this location. Since staff cannot support waivers #1, #2, and #4, staff cannot support the design review at this time.

Public Works - Development Review

Waiver of Development Standards #3

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

Staff Recommendation

Approval of the use permit; denial of waivers of development standards and design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- A valid Clark County business license must be issued for this business within 2 years of approval or the application will expire;
- Security wire located on the property line must be slanted inward or above the security fence, and not project into the right-of-way;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- 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;
- Provide an emergency access at Gomer Road with a gate to remain closed during business hours, and only used for emergency access;
- If no access is provided from Gomer Road, the owner will obtain a change of address prior to the issuance of a certificate of occupancy for cannabis cultivation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that address will be reassigned, this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to pay a contribution for local roadway, drainage, or trail related improvements in District F in lieu of constructing full off-site improvements, as determined by Public Works.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District when modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE CURE COMPANY NV, LLC

CONTACT: ADAM FULTON, ESQ., 2580 SORREL STREET, LAS VEGAS, NV 89146

DRAFT

10/04/23 BCC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

LAS VEGAS BLVD S/BARBARA LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0548-LV BARBARA, LLC:

ZONE CHANGE to reclassify 9.0 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.

USE PERMIT for a multiple family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow non-standard improvements (landscaping) within a right-of-way.

DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade.

Generally located on the northwest corner of Las Vegas Boulevard South and Barbara Lane (alignment) within Enterprise (description on file). MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

191-05-601-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear (north) setback to 10 feet where a minimum of 20 feet is required per Table 30.40-7 and Table 30.40-3 (a 50% reduction).
2. Allow non-standard improvements (landscaping) within the Las Vegas Boulevard South right-of-way where off-site improvements per Section 30.52.050 are required.

DESIGN REVIEWS:

1. A multiple family residential development.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade by 75 inches where a maximum of 36 inches is standard per Section 30.32.040 (a 108.3% increase).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9
- Number of Units: 188
- Density (du/ac): 20.9
- Project Type: Multiple family residential development
- Number of Stories: 3
- Building Height (feet): 47
- Square Feet: 282,298
- Open Space Required/Provided: 18,800/36,316
- Parking Required/Provided: 337/337

Site Plan

The plan depicts a multiple family residential development consisting of 188 units with a density of 20.9 dwelling units per acre. The 188 units will be divided between 9 buildings located along the perimeter of the site. The site has frontage along Las Vegas Boulevard South (east side), Barbara Lane (south side), and Parvin Street (west side) with access to the site from Barbara Lane which is the front of the development. The plan shows the buildings being set back a minimum of 10 feet from the rear (north) property line. Parking is evenly distributed throughout the site. A clubhouse is centrally located within the development and open space adjacent to the clubhouse will include a pool, picnic, and BBQ areas. The plan depicts an existing 6 foot high decorative block wall located along the north property line. The plans show a 6 foot high decorative fence located along the 3 public streets, setback for landscaping.

Landscaping

Adjacent to each of the public streets the plan depicts minimum 15 foot wide landscape areas with detached sidewalks, 2 off-set rows of trees, shrubs, and groundcover. Additional landscaping is depicted along the entrance to the development and within the parking areas. The development is required to have a minimum of 18,800 square feet of open spaces and the plans depict 36,316 square feet of useable open space for recreational areas. The plans indicate that the right-of-way for Las Vegas Boulevard South will not be developed to the full width of the dedicated roadway. The plans show landscaping to be added in the right-of-way between the curb line and the property line.

Elevations

The plans show that 8 of the buildings for the residential units are 3 stories and the remaining residential building is 2 stories. The 3 story buildings are up to 47 feet in height and the 2 story building has a height of 26 feet. The clubhouse building is 2 stories with a maximum height of 28 feet. All the buildings have flat roofs behind parapet walls. The buildings have architectural enhancements which include variations in roof height to break-up the roofline, pop-outs and recesses to break-up the sides of the buildings, and variations in color and materials.

Floor Plan

The clubhouse has an area of 12,291 square feet which includes a gym, theater, restrooms, business center, offices, seating areas, multi-purpose space, and storage space. The 9 buildings for the 188 residential units have a total area of 270,007 square feet. The plans depict 68, one bedroom units, 108, two bedroom units, and 12, three bedroom units. The dwelling units will be between 700 square feet and 1,256 square feet in area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed zone change is in conformance with the Master Plan. The proposed multiple family residential development is consistent and compatible with other developments in the area. Similar waivers of development standards have been approved for other developments along Las Vegas Boulevard South. The approval of this application will be a continuation of an existing trend for multiple family residential development in this area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Multiple family residential
South	Entertainment Mixed-Use	H-2 & R-E	Undeveloped
East	Entertainment Mixed-Use	R-3	Multiple family residential
West	Entertainment Mixed-Use	R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0550	A request to reclassify the parcels to the south to an H-1 zone for a multiple family residential development is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The proposed reclassification of this site to an H-1 zone is in conformance with the Master Plan. A portion of this site is zoned H-2 which is an outdated zoning district that the County is trying to eliminate. Reclassifying this site from H-2 zone to an H-1 zone will further the County's goal to eliminate the H-2 zoning district. The adjacent property to the north is being developed as a multiple family residential development in an H-1 zone; therefore, the proposed use of this site as a multiple family residential development is consistent and compatible with the area. For these reasons staff can support the zone change.

Use Permit

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

The site is located between I-15 to the west and Las Vegas Boulevard South to the east. This area has seen a trend with multiple family residential developments. There is currently a similar project under development on the adjacent property to the north. Therefore, staff finds the proposed use is appropriate for this location and can support the use permit.

Waivers of Development Standards

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

Waiver of Development Standards #1

The site has frontage along 3 streets with the east side of the development adjacent to Las Vegas Boulevard South, which in many cases would typically be the front of the developments in this area. However, access to the development will be from Barbara Lane, making this the front of the development and the northern property line the rear. The development is designed so that the buildings will all be a minimum of 20 feet from the public streets. Since this multiple family residential project is in an H-1 zone it is required to meet the development standards of the R-5 zoning district, which requires a 20 foot rear setback. The reduced setback will not have a negative impact on the adjacent development to the north which is another multiple family residential development. Therefore, staff can support this waiver.

Design Reviews #1 & #2

The project has useable open space which include a swimming pool, a clubhouse building, and smaller areas that can be used for recreation. The buildings are oriented at different directions to avoid a monotonous linear pattern and the location on Las Vegas Boulevard South includes access to transit options and a large road network to handle the additional density. The parking lot landscaping is not in compliance with the standards of Figure 30.64-14; however, the required number of trees are provided and are distributed evenly throughout the development. Therefore, staff can support these design reviews.

Public Works - Development Review

Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping and sidewalks placed in the right-of-way. Staff can support the waiver of development standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Design Review #3

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards, and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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 25 feet to the back of curb for Barbara Lane, 25 feet to the back of curb for Parvin Street, and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Fire Prevention Bureau

- Access to all points of buildings within 250 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0294-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA WEST PARTNERS

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

3



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) 1050 NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) 675 <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 475 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) 675 <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>ZC-22-0548</u> DATE FILED: <u>8-9-23</u> PLANNER ASSIGNED: <u>PI</u> TAB/CAC: <u>Enter price</u> TAB/CAC DATE: <u>9-13-23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-4-23</u> FEE: <u>\$ 2,875.00</u>
	PROPERTY OWNER NAME: <u>LV Barbara, LLC</u> ADDRESS: <u>6655 Eastern Avenue, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Nevada West Partners V, LLC</u> ADDRESS: <u>6655 S. Eastern Avenue, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Chris Kaempfer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>clk@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 191-05-601-020

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd/Barbara

PROJECT DESCRIPTION: ZC, DR for multi-family development

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

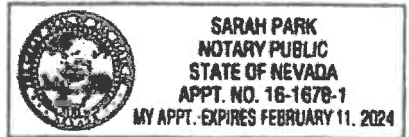
Martin Egbert
 Property Owner (Signature)*

Martin Egbert, Manager
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/17/2022 (DATE)
 By Martin Egbert

NOTARY PUBLIC: Sarah Park



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

APR. 22. 100196

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



ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

April 13, 2023

VIA UPLOAD

20-23-0548

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

**Re: [REVISED] Nevada West Partners 5, LLC
Justification Letter – Conforming Zone Change to H-1; Design Reviews for (1)
Multi-Family Development, (2) Alternative Parking Lot Landscaping, & (3)
Increase Grade; Special Use Permit to Allow Multi-Family Development in an H-1
Zoned District; and Waiver of Development Standards to Allow Non-Standard
Improvement in the ROW
APN: 191-05-601-020**

To Whom It May Concern:

Please be advised our office along with Mr. Chip Maxfield represent Nevada West Partners 5, LLC (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 8.99 acres located at the northwest corner of Las Vegas Boulevard and Barbara Lane in Clark County, Nevada. The property is more particularly described as APN: 191-05-601-020 (the "Site"). The Applicant is requesting a conforming zone change to H-1 with a special use to develop an apartment complex.

Conforming Zone Change Request

The Site is currently zoned H-2 and R-E. The Applicant is requesting a zone change to H-1. A zone change to H-1 is harmonious and compatible to the surrounding area for the following reasons:

- The zone change request to H-1 conforms to the master plan. The Site is master planned Entertainment Mixed-Use (EM). An EM master plan designation contemplates an H-1 zoning district.
- The Site is located between I-15 and Las Vegas Boulevard.
- The Site is accessed from Las Vegas Boulevard via Barbara Lane.
- The properties immediately to the north are zoned H-1 with use permit for multi-family.

- The arrangement of the parking is dispersed throughout the entire project and avoids creating long corridors of parking area.

2. Alternative Parking Lot Landscaping

In lieu of providing parking lot islands every six parking spaces in front of each building, the Applicant is requesting to provide parking lot diamonds. The design of the parking lot diamonds will allow the Site to comply with the parking requirements without completely sacrificing landscaping. However, the parking areas not adjacent to the buildings are providing the required parking lot landscape islands.

3. Increase Grade

The Applicant is requesting to increase the grade by about 6.2-feet where up to 36-inches are allowed. The increase in grade is to balance the Site and accommodate drainage. The increase in grade will not adversely affect neighboring properties.

Waiver of Development Standards

1. Allow Non-Standard Improvements in the ROW

This portion of Las Vegas Blvd ROW width is 200-feet. Currently, the build out of Las Vegas Blvd in front of the Site is 55-feet to the existing back of curb. As required, a 5-foot wide detached sidewalk will be constructed along Las Vegas Boulevard. The 6.2-foot wide area between the back of curb on Las Vegas Boulevard and the right-of-way property line is unimproved. To accommodate Title 30 required from landscaping along Las Vegas Boulevard, the Applicant is proposing to landscape the entire 45-foot wide (excepting the 5-foot wide sidewalk area) right-of-way. This proposed request will exceed Title 30 requirements.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Should you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

Design Reviews and Special Use Permit

1. Design Review and Special Use Permit to Allow a Multi-Family Development

Subject to a special use permit approval, a multi-family project is an appropriate use in an H-1 zoned district with conformance to the R-5 development standards. Clark County Planning Staff and the Board of County Commissioners have traditionally been supportive of the use permit requests for properties zoned H-1 and master planned EM as demonstrated by the approvals of UC-0900-16, UC-19-0668, and ZC-21-0118.

Here, the Applicant is proposing to develop a 188-unit luxury multi-family project on the Site. The proposed density is approximately 20.9 dwelling units per acre. The Applicant is proposing to build nine (9) multi-family buildings plus a two-story clubhouse building. The proposed multi-family buildings will be 3-stories and approximately 42-feet to a maximum of 47-feet in height. The buildings architectural features show varying rooflines and the elevations show various pop-outs and building colors to break up the massing of the building. The clubhouse building will be located in the middle of the Site with the multi-family building located along the perimeter of the Site. The bedroom mix is as follows: 68 large and small one-bedroom units, 108 large and small two-bedroom units, and 12 three-bedroom units. Main access to the Site is from Barbara Lane with an emergency crash gate entrance located also on Barbara Lane west of the main entrance. The main's entrance's throat depth to the call box is 128-feet where 100-feet is required. There will be two (2) separate on-site gates for residents with one gate located to the west of the main entry and the second gate located east of the main entrance. The Site is exceeding parking by providing 340 spaces where 337 are required. The Site also complies with all landscaping, open space, and setback requirements. The development will provide at a minimum the following amenities:

- Picnic and BBQ areas
- Pool/Cabana/Recreational Deck area
- Business Center
- Clubhouse featuring full cardio and strength training facility

Additionally, the Site incorporates and/or adheres to traditional planning policies, including, but not limited to the following:

- The multi-family developments is located near transit stops and road networks that can accommodate higher residential densities.
- The proposed layout of the buildings are oriented in various directions to avoid the monotone linear pattern. Additionally, the design review shows varied elevations.
- The multi-family development will provide several amenities including usable open space, swimming pools, barbeque pits, and community centers.

4)

10/04/23 BCC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

LAS VEGAS BLVD S/BARBARA LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0550-LV BARBARA, LLC:

ZONE CHANGE to reclassify 9.3 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.

USE PERMIT for a multiple family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow non-standard improvements (landscaping) within a right-of-way.

DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade.

Generally located on the southwest corner of Las Vegas Boulevard South and Barbara Lane (alignment) within Enterprise (description on file). MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

191-05-701-002 through 191-05-701-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear (south) setback to 10 feet where a minimum of 20 feet is required per Table 30.40-7 and Table 30.40-3 (a 50% reduction).
2. Allow non-standard improvements (landscaping) within the Las Vegas Boulevard South right-of-way where off-site improvements per Section 30.52.050 are required.

DESIGN REVIEWS:

1. A multiple family residential development.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade by 60 inches where a maximum of 36 inches is standard per Section 30.32.040 (a 66.7% increase).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Number of Units: 182
- Density (du/ac): 19.7
- Project Type: Multiple family residential development
- Number of Stories: 3
- Building Height (feet): 47
- Square Feet: 231,035
- Open Space Required/Provided: 18,200/20,668
- Parking Required/Provided: 329/329

Site Plan

The plan depicts a multiple family residential development consisting of 182 units with a density of 19.7 dwelling units per acre. The 182 units will be divided between 9 buildings located along the perimeter of the site. The site has frontage along Las Vegas Boulevard South (east side), Barbara Lane (north side), and Parvin Street (west side) with access to the site from Barbara Lane which is the front of the development. The plan shows the buildings being set back a minimum of 10 feet from the rear (south) property line. Parking is evenly distributed throughout the site. A gym building is centrally located within the development and open space adjacent to the clubhouse will include a pool, picnic, and BBQ areas. The plan depicts a 6 foot high decorative block wall located along the south property line. The plans show a 6 foot high decorative fence located along the 3 public streets, setback for landscaping.

Landscaping

Adjacent to each of the public streets the plan depicts minimum 15 foot wide landscape areas with detached sidewalks, 2 off-set rows of trees, shrubs, and groundcover. Additional landscaping is depicted along the entrance to the development and within the parking areas. The development is required to have a minimum of 18,200 square feet of open space and the plans depict 20,668 square feet of useable open space for recreational areas. The plans indicate that the right-of-way for Las Vegas Boulevard South will not be developed to the full width of the dedicated roadway. The plans show landscaping to be added in the right-of-way between the curb line and the property line.

Elevations

The plans show that 8 of the buildings for the residential units are 3 stories and the remaining residential building is 2 stories. The 3 story buildings are up to 47 feet in height and the 2 story building has a height of 26 feet. The gym building is 1 story with a maximum height of 17 feet. All the buildings have flat roofs behind parapet walls. The buildings have architectural enhancements which include variations in roof height to break-up the roofline, pop-outs and recesses to break-up the sides of the buildings, and variations in color and materials.

Floor Plans

The gym has an area of 1,381 square feet. The 9 buildings for the 182 residential units have a total area of 229,654 square feet. The plans depict 62, one bedroom units, 108, two bedroom units, and 12, three bedroom units. The dwelling units will be between 700 square feet and 1,256 square feet in area.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the proposed zone change is in conformance with the Master Plan. The proposed multiple family residential development is consistent and compatible with other developments in the area. Similar waivers of development standards have been approved for other developments along Las Vegas Boulevard South. The approval of this application will be a continuation of an existing trend for multiple family residential developments in this area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Undeveloped
South	Entertainment Mixed-Use	H-2 & R-E	Undeveloped
East	Entertainment Mixed-Use	R-3	Multiple family residential
West	Entertainment Mixed-Use	R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0548	A request to reclassify the parcel to the north to an H-1 zone for a multiple family residential development is a related item on this agenda.
VS-23-0551	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The proposed reclassification of this site to an H-1 zone is in conformance with the Master Plan. A portion of this site is zoned H-2 which is an outdated zoning district that the County is trying to eliminate. Reclassifying this site from an H-2 zone to an H-1 zone will further the County’s goal to eliminate the H-2 zoning district. A similar request has been submitted for the adjacent property to the north to be developed as a multiple family residential development in an H-1 zone and farther north is a multiple family residential development that is currently under

development; therefore, the proposed use of this site as a multiple family residential development is consistent and compatible with the area. For these reasons, staff can support the zone change.

Use Permit

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

The site is located between I-15 to the west and Las Vegas Boulevard South to the east. This area has seen a trend with multiple family residential developments. There is currently a similar project under development on the adjacent property to the north. Therefore, staff finds the proposed use is appropriate for this location and can support the use permit.

Waivers of Development Standards

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

Waiver of Development Standards #1

The site has frontage along 3 streets with the east side of the development adjacent to Las Vegas Boulevard South, which in many cases would typically be the front of the developments in this area. However, access to the development will be from Barbara Lane, making this the front of the development and the southern property line the rear. The development is designed so that the buildings will all be a minimum of 20 feet from the public streets. Since this multiple family residential project is in an H-1 zone it is required to meet the development standards of the R-5 zoning district, which requires a 20 foot rear setback. The reduced setback will not have a negative impact on adjacent properties; therefore, staff can support this waiver.

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Public Works - Development Review

Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping and sidewalks placed in the right-of-way. Staff can

support waiver of development standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Design Review #3

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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;
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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;
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- Right-of-way dedication Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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- Access to all points of buildings within 250 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code, as amended.

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- 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 #0295-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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PROTESTS:**

**APPLICANT: NEVADA WEST PARTNERS
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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	CORRESPONDENT NAME: <u>Chris Kaempfer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>clk@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 191-05-601-020

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd/Barbara

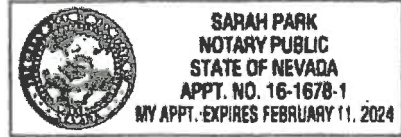
PROJECT DESCRIPTION: ZC, DR for multi-family development

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

Martin Egbert
 Property Owner (Signature)*

Martin Egbert, Manager
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 9/7/2022 (DATE)
 By Martin Egbert
 NOTARY PUBLIC: Sarah Park



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

APR-22-100197

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

April 13, 2023

VIA UPLOAD

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

***Re: [REVISED] Nevada West Partners 5, LLC
Justification Letter – Conforming Zone Change to H-1; Design Reviews for (1)
Multi-Family Development, (2) Alternative Parking Lot Landscaping, & (3)
Increase Grade; Special Use Permit to Allow Multi-Family Development in an H-1
Zoned District; and Waiver of Development Standards to Allow Non-Standard
Improvement in the ROW
APN: 191-05-601-020***

To Whom It May Concern:

Please be advised our office along with Mr. Chip Maxfield represent Nevada West Partners 5, LLC (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 8.99 acres located at the northwest corner of Las Vegas Boulevard and Barbara Lane in Clark County, Nevada. The property is more particularly described as APN: 191-05-601-020 (the "Site"). The Applicant is requesting a conforming zone change to H-1 with a special use to develop an apartment complex.

Conforming Zone Change Request

The Site is currently zoned H-2 and R-E. The Applicant is requesting a zone change to H-1. A zone change to H-1 is harmonious and compatible to the surrounding area for the following reasons:

- The zone change request to H-1 conforms to the master plan. The Site is master planned Entertainment Mixed-Use (EM). An EM master plan designation contemplates an H-1 zoning district.
- The Site is located between I-15 and Las Vegas Boulevard.
- The Site is accessed from Las Vegas Boulevard via Barbara Lane.
- The properties immediately to the north are zoned H-1 with use permit for multi-family.

Design Reviews and Special Use Permit

1. Design Review and Special Use Permit to Allow a Multi-Family Development

Subject to a special use permit approval, a multi-family project is an appropriate use in an H-1 zoned district with conformance to the R-5 development standards. Clark County Planning Staff and the Board of County Commissioners have traditionally been supportive of the use permit requests for properties zoned H-1 and master planned EM as demonstrated by the approvals of UC-0900-16, UC-19-0668, and ZC-21-0118.

Here, the Applicant is proposing to develop a 188-unit luxury multi-family project on the Site. The proposed density is approximately 20.9 dwelling units per acre. The Applicant is proposing to build nine (9) multi-family buildings plus a two-story clubhouse building. The proposed multi-family buildings will be 3-stories and approximately 42-feet to a maximum of 47-feet in height. The buildings architectural features show varying rooflines and the elevations show various pop-outs and building colors to break up the massing of the building. The clubhouse building will be located in the middle of the Site with the multi-family building located along the perimeter of the Site. The bedroom mix is as follows: 68 large and small one-bedroom units, 108 large and small two-bedroom units, and 12 three-bedroom units. Main access to the Site is from Barbara Lane with an emergency crash gate entrance located also on Barbara Lane west of the main entrance. The main's entrance's throat depth to the call box is 128-feet where 100-feet is required. There will be two (2) separate on-site gates for residents with one gate located to the west of the main entry and the second gate located east of the main entrance. The Site is exceeding parking by providing 340 spaces where 337 are required. The Site also complies with all landscaping, open space, and setback requirements. The development will provide at a minimum the following amenities:

- Picnic and BBQ areas
- Pool/Cabana/Recreational Deck area
- Business Center
- Clubhouse featuring full cardio and strength training facility

Additionally, the Site incorporates and/or adheres to traditional planning policies, including, but not limited to the following:

- The multi-family developments is located near transit stops and road networks that can accommodate higher residential densities.
- The proposed layout of the buildings are oriented in various directions to avoid the monotone linear pattern. Additionally, the design review shows varied elevations.
- The multi-family development will provide several amenities including usable open space, swimming pools, barbeque pits, and community centers.

- The arrangement of the parking is dispersed throughout the entire project and avoids creating long corridors of parking area.

2. Alternative Parking Lot Landscaping

In lieu of providing parking lot islands every six parking spaces in front of each building, the Applicant is requesting to provide parking lot diamonds. The design of the parking lot diamonds will allow the Site to comply with the parking requirements without completely sacrificing landscaping. However, the parking areas not adjacent to the buildings are providing the required parking lot landscape islands.

3. Increase Grade

The Applicant is requesting to increase the grade by about 6.2-feet where up to 36-inches are allowed. The increase in grade is to balance the Site and accommodate drainage. The increase in grade will not adversely affect neighboring properties.

Waiver of Development Standards

1. Allow Non-Standard Improvements in the ROW

This portion of Las Vegas Blvd ROW width is 200-feet. Currently, the build out of Las Vegas Blvd in front of the Site is 55-feet to the existing back of curb. As required, a 5-foot wide detached sidewalk will be constructed along Las Vegas Boulevard. The 6.2-foot wide area between the back of curb on Las Vegas Boulevard and the right-of-way property line is unimproved. To accommodate Title 30 required from landscaping along Las Vegas Boulevard, the Applicant is proposing to landscape the entire 45-foot wide (excepting the 5-foot wide sidewalk area) right-of-way. This proposed request will exceed Title 30 requirements.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Should you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

10/04/23 BCC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

LAS VEGAS BLVD S/BARBARA LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0551-LV BARBARA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Barbara Lane (alignment) and Desert Palm Drive (alignment), and between Parvin Street (alignment) and Las Vegas Boulevard South; and portions of rights-of-way being Barbara Lane located between Las Vegas Boulevard South and Parvin Street (alignment), and Gabriel Street located between Barbara Lane (alignment) and Desert Palm Drive (alignment) within Enterprise (description on file). MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

191-05-701-002 through 191-05-701-004

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is proposing to reclassify the site to an H-1 zone and develop the property as a multiple family residential development. The request is to vacate government patent easements and portions of rights-of-way for Gabriel Street and Barbara Lane that the applicant states are not needed for development in this area. All required rights-of-way and utility easements will be provided with the recording of a future subdivision map.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Undeveloped
South	Entertainment Mixed-Use	H-2 & R-E	Undeveloped
East	Entertainment Mixed-Use	R-3	Multiple family residential
West	Entertainment Mixed-Use	R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0550	A request to reclassify the parcel to an H-1 zone for a multiple 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 and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Barbara Lane, 25 feet to the back of curb for Parvin Street, and associated spandrels;
- Right-of-way dedication Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Access to all points of buildings within 250 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-23-0551; CCWRD has no objection to the request for

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

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT

5



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS 23-0551</u>	DATE FILED: <u>8-9-23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: <u>AI</u>	TAB/CAC DATE: <u>9-13-23</u>
			TAB/CAC: <u>Enterprise</u>	
			PC MEETING DATE: _____	
			BCC MEETING DATE: <u>10-4-23</u>	
			FEE: <u>875⁰⁰</u>	

PROPERTY OWNER	NAME: <u>LV Barbara, LLC</u>
	ADDRESS: <u>6655 S. Eastern Avenue, Suite 250</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Nevada West Partners V, LLC</u>
	ADDRESS: <u>6655 S. Eastern Avenue, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Chris Kaempfer - Kaempfer Crowell</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: _____
	E-MAIL: <u>clk@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 191-05-701-002, 003 and 004

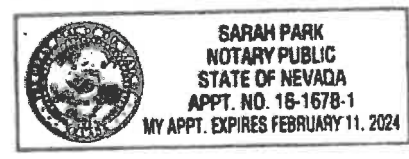
PROPERTY ADDRESS and/or CROSS STREETS: Barbara and Las Vegas

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

Martin Egbert
Property Owner (Signature)

Martin Egbert, Manager
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 9/7/2022 (DATE)
 By Martin Egbert
 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.

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
O: 702.693.4215

April 13, 2023

VIA UPLOAD

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

***Re: [REVISED] Nevada West Partners 5, LLC
Justification Letter – Vacation and Abandonment of Patent Easements and
Right-of-Way
APNs: 191-05-701-002, 003, & 004***

To Whom It May Concern:

Please be advised our office along with Mr. Chip Maxfield represent Nevada West Partners 5, LL (the “Applicant”) in the above-referenced matter. The Applicant is proposing to vacate and abandon patent easements located between Las Vegas Boulevard and Parvin Street located more specifically on APNs: 191-05-701-002, 003, & 004 (collectively the “Site”). The patent easements range from 33-feet wide along the southern portion of the Site and the Gabriel Street alignment and 8-feet wide along the west and north portions of the Site. The patent easements are no longer needed and therefore should be vacated and abandoned.

Additionally, the Applicant is requesting to vacate the east half of Gabriel Street south of Barbara Lane. The west half of Gabriel Street is not dedicated and immediately south is not dedicated. Therefore, this portion of Gabriel Street is not needed and the vacation and abandonment of the right-of-way is appropriate.

With respect to Barbara Lane, as previously discussed between Chip Maxfield and Denis Cederburg on July 12, 2022 (see attached), the Applicant is requesting to vacate a portion of Barbara Lane from an existing 40-foot wide right-of-way to a 25-foot wide right-of-way adjacent to APN: 191-05-701-003. As noted in the July 12, 2022 communication, public works agrees with the reduction from a planned 80-foot wide right-of-way to a 60-foot wide right-of-way. The additional 5-foot of right-of-way vacation will provide for the requirement to allow detached sidewalks along the Barbara Lane frontage. Please note that a companion application (APR-22-100196) for APN: 191-05-601-020 which is immediately north of the Site is owned by the Applicant. The companion site will be dedicating 25-feet for Barbara Lane, which will also have a 5-foot wide detached sidewalk. Therefore, Barbara Lane will be fully dedicated to a 50-foot wide right-of-way from Las Vegas Boulevard South to Parvin Street.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

6

10/17/23 PC AGENDA SHEET

EASEMENT
(TITLE 30)

RUSH AVE/CAMERON ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400122 (VS-20-0367)-BULL RUSH, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Cameron Street and Decatur Boulevard within Enterprise (description on file). JJ/rp/syp (For possible action)

RELATED INFORMATION:

APN:
177-30-401-007

LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is developing a recreational vehicle storage facility and is proposing an extension of time to vacate government patent easements along the boundaries of the parcel that are not needed. With the original application, the applicant proposed to vacate 33 foot patent easements adjacent to the west and south property lines, and 3 feet of remaining patent easements along the east (Cameron Street) and north (Rush Avenue) property lines.

Previous Conditions of Approval

Listed below are the approved conditions for VS-20-0367:

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 Rush Avenue, 30 feet for Cameron Street, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; to show fire hydrant locations on-site and within 750 feet; that approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction; the fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility; exception: the fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where: the building, except for a Group H and/or high-pile storage occupancy, is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3; where the building is protected with an approved automatic sprinkler system in accordance with minimum requirements, the fire apparatus access roads shall extend to within 250 feet (76 420 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building.

Applicant's Justification

The applicant indicated that the original request was approved by the Clark County Planning Commission in October 2020, and that due to the pandemic, the project was delayed and was placed on hold. According to the applicant, the project construction is set to commence.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400112 (ZC-20-0311)	Second extension of time for a use permit, waiver, and design reviews for a vehicle/watercraft storage facility	Approved by BCC	September 2023
ADET-22-900558 (ZC-20-0311)	First extension of time for a use permit, waiver, and design reviews for a vehicle/watercraft storage facility	Approved by ZA	August 2022
VS-20-0367	Easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Cameron Street and Decatur Boulevard	Approved by PC	October 2020
NZC-20-03 M	Reclassified from R-4 to C-2 zoning	Approved by BCC	August 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-4	Undeveloped
South	Corridor Mixed-Use	C-2	Restaurant

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Corridor Mixed-Use	R-E	Undeveloped
West	Corridor Mixed-Use	C-2	Mini-Warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval 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 finds that the applicant has taken steps towards commencing the project. A drainage study (PW23-14011) and a traffic study (PW21-19577) have been approved for the site and a building permit (BD23-29444) is in review. Also, a second extension of time has been recently approved for the site; therefore, staff can support this request.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 20, 2024 to record.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BULL RUSH, LLC

CONTACT: LARRY BITTON, HORROCKS ENGINEERS, 1401 NORTH GREEN VALLEY
PARKWAY, SUITE 160, HENDERSON, NV 89074

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

6

COPY
ANNEX

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE (ZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
VS-20-0357
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: ET-23-400122 DATE FILED: 8/10/23
 PLANNER ASSIGNED: Rp
 TAB/CAC: Enterprise TAB/CAC DATE: 9/27/23
 PC MEETING DATE: 9/17/23
 BCC MEETING DATE: _____
 FEE: \$ 300

PROPERTY OWNER

NAME: BULL RUSH, LLC
 ADDRESS: 2165 HORSE PRAIRIE DR
 CITY: HENDERSON STATE: NV ZIP: 89052
 TELEPHONE: 702-948-5100 CELL: _____
 E-MAIL: BLAKE@ROSSERDEVELOPMENT.COM

APPLICANT

NAME: BULL RUSH, LLC
 ADDRESS: 2165 HORSE PRAIRIE DR
 CITY: HENDERSON STATE: NV ZIP: 89052
 TELEPHONE: 702-948-5100 CELL: _____
 E-MAIL: BLAKE@ROSSERDEVELOPMENT.COM REF CONTACT ID #: 249164

CORRESPONDENT

NAME: HORROCKS ENGINEERS/LARRY BITTON
 ADDRESS: 1401 N GREEN VALLEY PARKWAY #160
 CITY: HENDERSON STATE: NV ZIP: 89074
 TELEPHONE: 702-868-4063 CELL: _____
 E-MAIL: LARRYB@HORROCKS.COM REF CONTACT ID #: 166254

ASSESSOR'S PARCEL NUMBER(S): 177-30-401-007
 PROPERTY ADDRESS and/or CROSS STREETS: RUSH AVE & CAMERON ST
 PROJECT DESCRIPTION: SELF STORAGE FACILITY

(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.

Blake Rosser (Signature)
 Blake Rosser (Print)

STATE OF California
 COUNTY OF San Diego
 SUBSCRIBED AND SWORN BEFORE ME ON 9th Aug. 2023 (DATE)
 By Blake Edward Rosser
 NOTARY PUBLIC: Kavita Mittal



*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 23 - 400122



August 9, 2023

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

**RE: Justification Letter
Extension of Time Application VS-20-0367
APN 177-30-401-007**

On behalf the owner & developer (Bull Rush, LLC) of the above referenced parcel, we provide this letter justifying the application for an extension of time for a previously approved vacation of patent easements.

The vacation was originally approved by the Board of County Commissioners per the NOFA dated October 29, 2020. Due to the COVID-19 pandemic and related market conditions, project construction was delayed and eventually placed on hold. Recently, the project has picked up again and construction is set to commence. This vacation expired on October 29, 2022, and now requires an extension of time.

We respectfully request your approval of the extension of time. Please contact me at 702.966.4063 if you have any questions.

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in black ink, appearing to read "Larry Bitton", written over the printed name.

Larry Bitton, PE
Sr. Associate / Land Development Manager

7

PLAN AMENDMENT
(TITLE 30)

PEBBLE RD/REDWOOD ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700026-JJJ LIVING TRUST, ET AL:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres.

Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
176-14-401-015

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5

Applicant's Justification

The applicant states that the request for Low-Intensity Suburban Neighborhood (LN) will allow for a buffer between the more intense uses to the west and south, and the less intense Ranch Estate Neighborhood uses to the north and east.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I Overlay District within Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Corridor Mixed-Use	R-2	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Neighborhood Commercial	C-1	Mini-warehouse facility

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

Related Applications

Application Number	Request
ZC-23-0565	Zone change to reclassify the site to R-1 zoning and a design review for a single family residential subdivision is a companion item on this agenda.
VS-23-0566	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed Low-Intensity Suburban Neighborhood land use designation include single family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) to be too intense for, and not compatible with, the surrounding area. The site is immediately adjacent to developed R-E (RNP-I) zoned properties planned for Ranch Estate Neighborhood uses to the north and east. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. Suggested strategies in the Master Plan include providing transitioning densities with larger lots adjacent to RNP areas or clustering higher intensity housing units away from the shared edge of the RNP. Therefore, staff cannot support the proposed request.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 21, 2023 at 1:00 p.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

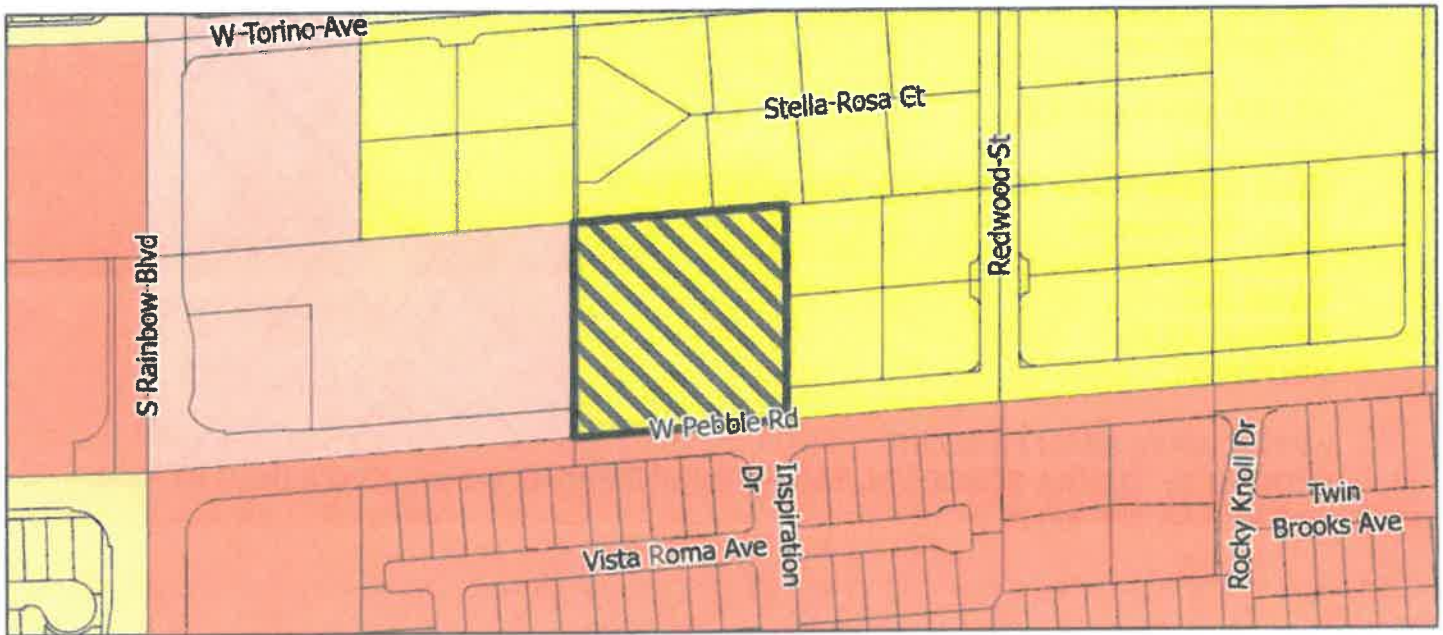
PROTEST:

APPLICANT: SEAN FAYEGHI

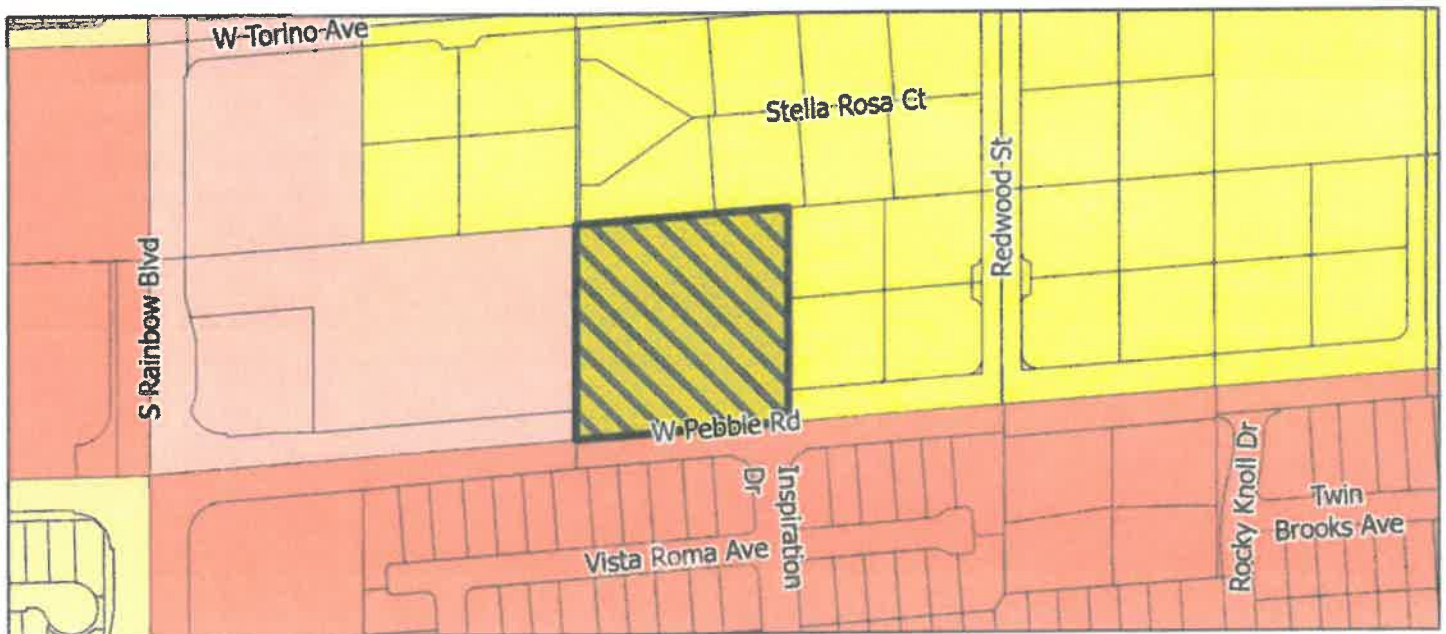
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

DRAFT

Planned Land Use Amendment PA-23-700026



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Requested Area To Change

DRAFT
Enterprise
Clark County, Nevada

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



9



MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE		APP. NUMBER: <u>PA-23-700026</u>	DATE FILED: <u>8-16-23</u>
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	PLANNER ASSIGNED: <u>AI</u>	TAB/CAC MTG DATE: <u>9-27-23</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>10-17-23</u>	
		BCC MEETING DATE: <u>11-21-23</u>	
		TRAILS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
FEE: <u>\$ 2,700</u>			

PROPERTY OWNER	NAME: <u>JJJ LIVING TRUST, Attn: Sean Shahriar Fayeghi</u>
	ADDRESS: <u>276 Dark Forest Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-354-0556</u> CELL: _____
	E-MAIL: <u>sheanfayeghi@msn.com</u> REF CONTACT ID #: _____

APPLICANT	NAME: <u>JJJ LIVING TRUST, Attn: Sean Shahriar Fayeghi</u>
	ADDRESS: <u>276 Dark Forest Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-354-0556</u> CELL: _____
	E-MAIL: <u>sheanfayeghi@msn.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____


ASSESSOR'S PARCEL NUMBER(S): 176-14-401-015

CURRENT LAND USE PLAN DESIGNATION: RN



REQUESTED LAND USE PLAN DESIGNATION: LN

PROPERTY ADDRESS and/or CROSS STREETS: Pebble Rd & Inspiration Drive

(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)* SEAN S. FAYEGHI JJJ Family Trust Trustee
 STATE OF Nevada Property Owner (Print)
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 23rd, 2023 (DATE)
 By SEAN S. FAYEGHI
 NOTARY PUBLIC: Alicia Sanders

ALICIA SANDERS
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 12-28-28
 Certificate No: 23-6771-01

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

APR. 23-100547

8-16-83

918-23-10056

AI

Enter...

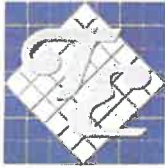
10-17-83

11-21-83

2 S. 10000

8-16-83

99A-23-10056



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

June 20, 2023

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

PA-23-700026

**Re: Pebble & Inspiration
APR-23-100547
APN: 176-14-401-015
Justification Letter (Lans Use Plan Amendment)**

To whom it may concern:

On behalf of our client, JJJ Living Trust et al., Taney Engineering is respectfully submitting justification for a Land Use Plan Amendment for a proposed single-family residential subdivision.

Project Information

This project is a 2.5 gross-acre, 12 lot single-family residential subdivision with 4.8 lots per acre located to the north of Pebble Road, and approximately 600 feet east of Rainbow Boulevard. The site is currently zoned R-E (Rural Estates Residential), with a planned land use of RN (Ranch Estates Neighborhood), within an RNP-I (Rural Neighborhood Preservation) Overlay District. We are requesting a Land Use Plan Amendment and Zone Boundary Amendment in support of the project.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North and East: R-E (Rural Estates Residential); RN (Ranch Estate Neighborhood); developed.
- South: R-2 (Medium Density Residential); CM (Corridor Mixed); developed.
- West: C-1 (Local Business District); NC (Neighborhood Commercial); developed.

Land Use Plan Amendment

We are requesting a Land Use Amendment in support of the project currently designated RN (Ranch Estate Neighborhood) to LN (Low-Intensity Suburban Neighborhood). The request is needed to rezone to R-1. The subject parcel abuts properties master planned CM (Corridor Mixed-Use) to the south, NC (Neighborhood Commercial) to the west, and RN (Ranch Estate Neighborhood) to the north and east. This request is appropriate as the subject parcel will act as a buffer between the rural homes and the more intense developments to the south and west.



We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian". The signature is written in a dark ink and is positioned above the printed name.

Susan Florian
Land Planner

8

10/17/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

PEBBLE RD/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0565-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:

ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.

DESIGN REVIEW for a single family residential development.

Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. (description on file). JJ/rr/syp (For possible action)

RELATED INFORMATION:

APN:

176-14-401-015

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 12
- Density (du/ac): 4.8
- Minimum/Maximum Lot Size (square feet): 5,202/7,173
- Project Type: Single family residential subdivision

Site Plan

The plan depicts a future 12 lot single family residential subdivision on the subject site. The proposed lots range from a minimum of 5,202 square feet to a maximum of 7,173 square feet. The average lot size is 5,402 square feet. All lots will be accessible from a 38 foot wide public street with a cul-de-sac bulb featuring a 5 foot wide sidewalk on both sides of the street. This street is proposed to connect to Pebble Road. Two common elements are indicated along Pebble Road and at the intersection with the proposed new public street.

Landscaping

A 5 foot wide detached sidewalk is depicted on Pebble Road with 5 foot wide landscape areas on each side of the sidewalk consisting of trees per Figure 30.64-17. A proposed 6 foot CMU wall is proposed along the rear property line of the future residential lots that will abut Pebble Road. Large trees have been provided every 20 feet within a 5.5 foot landscape area along the north and east property lines.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to rezone the subject parcel from R-E (RNP-I) to R-1 to facilitate the future development of the property with a 12 lot single family subdivision. A land use amendment is requested concurrently to support the zone change. The subject parcel abuts properties zoned R-2 (Medium-Density Residential) to the south and C-1 (Local Business) to the west. The increased density of recent development in the area warrants the request to rezone the subject parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0631-17	Vacated and abandoned easements of interest	Approved by BCC	November 2017
ZC-1026-05	Reclassified 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 & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Corridor Mixed Use	R-2	Single family residential
West	Neighborhood Commercial	C-1	Mini-warehouse facility

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

Related Applications

Application Number	Request
PA-23-700026	A plan amendment to redesignate the land use category from RN (Ranch Estate Neighborhood) to LN (Low Intensity Suburban Neighborhood) is a companion item on this agenda.
VS-23-0566	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

Comprehensive Planning

Zone Change

The proposed zone change to R-1 will require approval of a concurrent plan amendment to redesignate the subject site from RN (Ranch Estate Neighborhood) to LN (Low Intensity Suburban Neighborhood) so that the requested zone change may be in conformance to the Master Plan. The property is currently located in a Residential Neighborhood Preservation (RNP-I) Overlay District. In accordance with Section 30.48.190.a, property within an RNP-I shall be maintained as a low-density residential development, not to exceed an overall density of 2 dwelling units per acre. Policy 1.5.1 in the Master Plan supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS §278. The proposed plan amendment and zone change would increase the density of the subject property to 5 du/ac. Section 30.48.190.c also states that the Board, may for good cause shown, allow a greater density or intensity of use when less than 330 feet from an RNP. There is greater residential density south of Pebble Road which is zoned R-2 with up to 8 du/ac. However, the area immediately north and east of site is an established single family neighborhood zoned R-E and preserved with the RNP-I overlay. A zone change to allow greater residential density may not serve to protect the abutting rural neighborhood areas. Therefore, staff cannot support the zone change request.

Design Review

The site plan provides the general layout of a future residential subdivision on the subject site. A tentative map has not been prepared at this time. The applicant also states that the future homes will be custom built and have not yet been designed. Therefore, there are no floor plans or elevations available to review. The proposed lot sizes and dimensions shown on the site plan appear to be in accordance with R-1 standards. The lots appear to be wide and deep enough to accommodate a typical residence and still meet setback requirements, although it's unclear if two story homes are contemplated which could further impact the views and privacy of adjoining single-story residential areas. Although landscaping has been provided along the north and east property lines to mitigate the impact of the more intense residential use to the adjacent properties, because the zone change request is not being supported, staff cannot support the design review.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners for final action on 11/21/23 at 1:00 p.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Only 1 story homes within the development;
- 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 has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0127-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: SEAN FAYEGHI

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

8

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <u>1050⁰²</u> <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675⁰²</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-23-0565</u> DATE FILED: <u>8-16-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Entupree</u> TAB/CAC DATE: <u>9-27-23</u> PC MEETING DATE: <u>10-17-23</u> BCC MEETING DATE: <u>11-21-23</u> FEE: <u>\$ 1,725⁰²</u>
	PROPERTY OWNER NAME: <u>JJJ LIVING TRUST, Attn: Sean Shahriar Fayeghi</u> ADDRESS: <u>276 Dark Forest Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-354-0556</u> CELL: _____ E-MAIL: <u>sheanfayeghi@msn.com</u>
	APPLICANT NAME: <u>JJJ LIVING TRUST, Attn: Sean Shahriar Fayeghi</u> ADDRESS: <u>276 Dark Forest Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-354-0556</u> CELL: _____ E-MAIL: <u>seanfayeghi@msn.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-14-401-015

PROPERTY ADDRESS and/or CROSS STREETS: Pebble Rd & Inspiration Drive

PROJECT DESCRIPTION: Requesting a change from currently zoned R-E to R-1

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

[Signature]
Property Owner (Signature)*

SEAN FAYEGHI Trustee for JJJ Living Trust
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON February 2nd, 2023 (DATE)

By SEAN FAYEGHI
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.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

June 20, 2023

20-23-0565

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

**Re: Pebble & Inspiration
APR- 23-100547
APN: 176-14-401-015
Justification Letter (Zone Boundary Amendment)**

To whom it may concern:

On behalf of our client, JJJ Living Trust et al., Taney Engineering is respectfully submitting justification for a Zone Boundary Amendment for a proposed single-family residential subdivision.

Project Information

This project is a 2.5 gross-acre, 12 lot single-family residential subdivision with 4.8 lots per acre located to the north of Pebble Road, and approximately 600 feet east of Rainbow Boulevard. The site is currently zoned R-E (Rural Estates Residential), with a planned land use of RN (Ranch Estates Neighborhood), within an RNP-I (Rural Neighborhood Preservation) Overlay District. We are requesting a Land Use Plan Amendment and Zone Boundary Amendment in support of the project.

All lots will be accessed from Pebble Road via a 48-foot-wide public street with a 5-foot sidewalk on both sides. The homes will be custom-built and have not yet been designed. A vacation will follow approval of the Land Use Plan Amendment and Zone Boundary Amendment.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North and East: R-E (Rural Estates Residential); RN (Ranch Estate Neighborhood); developed.
- South: R-2 (Medium Density Residential); CM (Corridor Mixed); developed.
- West: C-1 (Local Business District); NC (Neighborhood Commercial); developed

Zone Boundary Amendment

This request is to rezone the subject parcels, currently zoned R-E (Rural Estates Residential), to R-1 (Single-Family Residential District). The Land Use Plan Amendment is being requested concurrently to support the rezoning. The subject parcel abuts properties zoned R-2 (Medium-Density Residential) to the south and C-1 (Local Business District) to the west. The increased density of recent development in the area warrants the request to rezone the subject parcel.



We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian".

Susan Florian
Land Planner

**EASEMENTS
(TITLE 30)**

PEBBLE RD/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0566-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:

VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)

RELATED INFORMATION:

APN:

176-14-401-015

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of existing government patent easements as they are no longer needed. The applicant states that the request is to vacate a 33 foot wide patent easement located along the north, east, and west property boundaries of APN 176-14-401-015.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0631-17	Vacated and abandoned easements of interest	Approved by BCC	November 2017
ZC-1026-05	Reclassified 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 & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Corridor Mixed Use	R-2	Single family residential
West	Neighborhood Commercial	C-1	Mini-warehouse facility

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

Related Applications

Application Number	Request
PA-23-700026	A plan amendment to redesignate the land use category from RN (Ranch Estate Neighborhood) to LN (Low Intensity Suburban Neighborhood) is a companion item on this agenda.
ZC-23-0565	A zone change to reclassify 2.5 acres from R-E (RNP-1) zoning to R-1 zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners for final action on 11/21/23 at 1:00 p.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 45 feet to the back of curb for Pebble Road;
- 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: SEAN FAYEGHI

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

9

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-23-0566</u>	DATE FILED: <u>8-16-23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>9-27-23</u>
			TAB/CAC: <u>Enterprise</u>	
			PC MEETING DATE: <u>10-17-23</u>	
		BCC MEETING DATE: <u>11-21-23</u>		
		FEE: <u>\$875⁰²</u>		

PROPERTY OWNER	NAME: <u>JJJ LIVING TRUST, Attn: Sean Shahriar Fayeghi</u>
	ADDRESS: <u>276 Dark Forest Ave</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-354-0556</u> CELL: _____
	E-MAIL: <u>seanfayeghi@msn.com</u>

APPLICANT	NAME: <u>JJJ LIVING TRUST, Attn: Sean Shahriar Fayeghi</u>
	ADDRESS: <u>276 Dark Forest Ave</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-354-0556</u> CELL: _____
	E-MAIL: <u>seanfayeghi@msn.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S Jones Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>elishas@taneycorp.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-14-401-015

PROPERTY ADDRESS and/or CROSS STREETS: Pebble Rd & Inspiration Drive

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)*

SEAN SHAHRIAR FAYEGHI
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 06/13/23 (DATE)

By SEAN SHAHRIAR FAYEGHI

NOTARY PUBLIC: [Signature]

MARIA LORENZO
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 10-29-25
 Certificate No: 22-6095-01

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

APR. 23. 100 547



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

July 5, 2023

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

**Re: Pebble and Inspiration
APR-23-100547
APN: 176-14-401-015
Vacation Justification Letter**

To whom it may concern:

On behalf of our client, JJJ Living Trust et al., Taney Engineering is respectfully submitting justification for a patent easement vacation

Patent Easement Vacation:

This request is to vacate a 33' patent easement located north, east, and west of property boundaries of APN 176-14-401-015. The portion of the patent easement located along the south property boundary will be partially vacated.

Due to the subject parcel being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

A legal description, exhibit, and supporting documents for each vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

SECOND CASITA
(TITLE 30)

TWIN ROCK CT/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0564-LAMBSON LYMAN E & MELISSA:

USE PERMIT to allow a second casita in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Twin Rock Court and the west side of Cimarron Road within Enterprise. JJ/mh/syp (For possible action)

RELATED INFORMATION:

APN:
176-16-411-008

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8206 Twin Rock Court
- Site Acreage: 0.5
- Project Type: Second casita
- Number of Stories: 1
- Building Height (feet): 14 (proposed casita)
- Square Feet: 590 (proposed casita)/3,883 (existing residence)/472 (existing casita)

Site Plans

The plans depict an existing single family residence and an existing casita on 0.5 acres. The existing casita is located on the northeast corner of the property, and set back 11 feet from the east property line. The proposed second casita will be located on the northwest corner of the property, set back 5 feet from the interior side and rear property lines. The proposed casita has more than a 6 foot separation from the other structures on the property, and will be architecturally compatible with the principal residence.

Landscaping

No changes are proposed or required to the existing landscaping. A block wall exists along the side and rear property lines, along with landscaping in the front and rear yards, as well as on the easement along the east property line.

Elevations

The plans depict a casita that is 14 feet in height, and features a pitched tile roof, along with exterior paint, stucco, and trim that will match the existing residence.

Floor Plans

The plans depict a 590 square foot casita with a bedroom, bathroom, wet bar, living room, and a covered patio.

Applicant's Justification

The applicant indicates that the second casita is needed to accommodate an elderly family member. The proposed casita is compatible with the existing residence and casita and will not have an adverse effect on the surrounding neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0802-13	Vacated and abandoned a portion of right-of-way being Miller Lane	Approved by BCC	April 2014
WS-0801-13	Single family residential development with waivers for full off-site improvements, modified street improvements, reduced lot area, and reduced setbacks	Approved by BCC	April 2014
WS-0851-13	Single family residential development with waivers for access to an arterial street and full off-site improvements	Approved by BCC	February 2014
TM-0244-13	Single family residential development	Approved by BCC	February 2014
VS-0799-13	Vacated and abandoned a portion of right-of-way being Pebble Road	Approved by BCC	January 2014
WS-0798-13	Single family residential development with waivers for increased wall height, full off-site improvements, and modified street improvements	Approved by BCC	January 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Open Lands	R-E (RNP-I)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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 Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed second casita meets all setbacks and building separation requirements, and will be architecturally compatible with the principal residence as well as the existing casita. The proposed casita is screened from the adjacent properties with a block wall, which will mitigate the potential impact on these properties. The total square footage of the 2 casitas will be less than the maximum square footage allowed for 1 casita in an R-E zone (1,500 square feet); therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JONATHON DALE AMOS

CONTACT: JONATHON AMOS, CONTINENTAL LUXURY, 6338 W. DESERT INN RD,
LAS VEGAS, NV 89146

DRAFT



LAND USE APPLICATION

10

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 (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" 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) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UL-23-0564</u> DATE FILED: <u>8/22/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/27</u> PC MEETING DATE: <u>10/17</u> BCC MEETING DATE: _____ FEE: <u>\$ 975</u>
	PROPERTY OWNER NAME: <u>Lynnon Lambson</u> ADDRESS: <u>8706 Twin Rock Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702 545 7515</u> CELL: _____ E-MAIL: <u>Lynnon@PerOwnerVegas.com</u>
	APPLICANT NAME: <u>Contractal Luxury / Dale Amos</u> ADDRESS: <u>6338 W. Desert Era Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: _____ CELL: <u>702-604-7077</u> E-MAIL: <u>dale@contractalluxury.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

PLANNER COPY

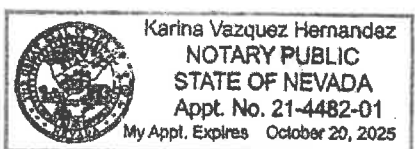
ASSESSOR'S PARCEL NUMBER(S): 176 164 11008
 PROPERTY ADDRESS and/or CROSS STREETS: 8706 Twin Rock Ct Las Vegas NV 89113
 PROJECT DESCRIPTION: Additional units

(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)* Lynnon Lambson
 Property Owner (Print)

STATE OF NV
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 8-8-23 (DATE)
 By Karina Vazquez H.

NOTARY PUBLIC: Karina Vazquez Hernandez



*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.

To Whom It May Concern:

The Proposed casita we are hoping to build, will architecturally conform to our existing home, the exterior paint, stucco and trim will all be the same. The roof height will match, along with the roof tiles. The square footage will be 590 of the casita as well.

Please let this letter serve as my justification letter for the special use permit and waiver. needed to approve my additional casita on my property. We are requesting the special use permit and waiver as it is a 3rd unit on our property. The property is approximately half an acre and as you can see by the site plan it will not have any adverse effect on the neighborhood, as this is an area with casitas and additional dwellings around us.

We will be using it as additional living space for my elderly mother in-law, she currently lives in an RV located in Boulder city. With the recent passing of her husband (my father-in-law), she needs to be closer to us so we can care for her.

Regards

A handwritten signature in black ink, appearing to be 'Lyman Lambson', with a long, sweeping horizontal line extending to the right.

Lyman Lambson
Property Owner

10/17/23 PC AGENDA SHEET

11

ON-PREMISES CONSUMPTION OF ALCOHOL ST. ROSE PKWY/MARYLAND PKWY
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0589-RICHMOND LIMITED PARTNERSHIP:

USE PERMIT to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use in conjunction with a proposed restaurant on 7.2 acres in a C-2 (General Commercial) Zone.

Generally located on the southwest side of Maryland Parkway and the northwest side of St. Rose Parkway within Enterprise. MN/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

177-34-716-001

USE PERMIT:

Reduce the separation between on-premises consumption of alcohol (supper club) and a residential use to 40 feet where 200 feet is required per Table 30.44-1 (an 80% reduction).

LAND USE PLAN:

ENTERPRISE - URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3440 St. Rose Parkway
- Site Acreage: 7.2
- Number of Units: 3 suites
- Project Type: On-premises consumption of alcohol (supper club)
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,571 (lease space)
- Parking Required/Provided: 211/249

Site Plans

Approximately 2 acres of the site was developed with a tavern (Dotty's) and a convenience store with a gasoline station and vehicle wash. Subsequently, WS-20-0121 approved the design of the remainder of the site. Access to the site is provided by 3 existing driveways, with 2 driveways on St. Rose Parkway and 1 driveway on Maryland Parkway. The proposed restaurant is located on

the northwest portion of the site, west of Maryland Parkway. There are existing residential subdivisions 60 feet north and 40 feet west of the building. No changes are proposed to the existing development with this request.

Landscaping

All landscaping exists, which includes trees and shrubbery, along the perimeter of the site and dispersed within the parking area. No new landscaping is proposed or required with this request.

Elevations

The buildings within this shopping center are 1 story with a flat roof behind parapet walls. The buildings range in height between 17 feet and 25 feet. The existing fuel canopy consists of a flat painted metal roof at a height of 19 feet 6 inches supported by columns encased in stone veneer. The exterior of the buildings consists of painted cement plaster and includes parapet wall roof elements at various heights with foam cornice treatments. Stone veneer accents are located on the front and sides of the buildings. No changes are proposed with this request.

Floor Plans

The plans show a 3,571 square foot proposed restaurant with a guest check-in area, main room, a hookah lounge, a kitchen, restrooms, and storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting approval to serve alcohol in conjunction with their restaurant and hookah lounge. They have an established location in southwest Las Vegas (Citrus Grill) and are looking to expand their business. It is proposed that the hours of operation will be from 11:00 am to 1:00 am, Monday through Sunday.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0289	Waiver & design review for existing and proposed signage	Approved by BCC	July 2023
UC-23-0080	Recreational facility with a restaurant and on-premises consumption of alcohol	Approved by BCC	April 2023
UC-22-0494	Supper club	Approved by BCC	October 2022
ET-21-400102 (WS-20-0121)	First extension of time for design reviews for a shopping center	Approved by BCC	August 2021
ET-21-400096 (NZC-18-0283)	First extension of time for a zone change and a design review for a shopping center	Approved by BCC	August 2021

Prior Land Use Requests

Application Number	Request	Action	Date
WC-20-400021 (Nzc-18-0283)	Waiver of conditions of a zone change to provide intense landscape buffer adjacent to a single family use	Approved by ZA	March 2020
WS-20-0121	Waivers & design reviews for a shopping center	Approved by ZA	March 2020
VS-19-0754	Vacated and abandoned easements of interest to Clark County located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street	Approved by PC	November 2019
TM-18-500194	1 lot commercial subdivision on 7.2 acres in a C-2 (General Commercial) zone	Approved by PC	December 2018
Nzc-18-0283	Zone change & a design review for a shopping center	Approved by BCC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Urban Neighborhood (greater than 18 du/ac)	R-E	I 215 & City of Henderson
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential & City of Henderson
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-2 & R-3	Single family residential & congregate care facility

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive 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 Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the proposed use is harmonious with the existing commercial complex. There are several establishments within this complex that have been approved for on-premises consumption of alcohol already. Also, the request aligns with Policy 5.5.3 of the Master Plan which seeks to encourage the expansion of small businesses. It is for these reasons that staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CITRUS 2 NV INC

CONTACT: CITRUS 2 NV INC, 3440 ST. ROSE PKWY, STE 7, 8, 9, LAS VEGAS, NV 89052.



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

App 11
UL-23-0589

PLANNER COPY

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (AR)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UL-23-0589</u> DATE FILED: <u>8/22/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/27</u></p> <p>PC MEETING DATE: <u>10/17</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$675</u></p>
	PROPERTY OWNER	<p>NAME: <u>RICHMOND LIMITED PARTNERSHIP</u></p> <p>ADDRESS: <u>1422 GOINGER AVE #150</u></p> <p>CITY: <u>JUSTIN</u> STATE: <u>CA</u> ZIP: <u>92780</u></p> <p>TELEPHONE: <u>714-444-4940</u> CELL: _____</p> <p>E-MAIL: <u>Scott.Kroeger@tfgflp.com</u></p>
	APPLICANT	<p>NAME: <u>Shawn Temina</u></p> <p>ADDRESS: <u>841 Cherry Glen Pl.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u></p> <p>TELEPHONE: _____ CELL: <u>(725) 354-6704</u></p> <p>E-MAIL: <u>Shawn.Temina@yahoo.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Shawn Temina</u></p> <p>ADDRESS: <u>841 Cherry Glen Pl</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u></p> <p>TELEPHONE: _____ CELL: <u>(725) 354-6704</u></p> <p>E-MAIL: <u>Shawn.Temina@yahoo.com</u> REF CONTACT ID #: _____</p>
<p>ASSESSOR'S PARCEL NUMBER(S): <u>177-34-716-001</u></p> <p>PROPERTY ADDRESS and/or CROSS STREETS: <u>3440 ST. ROSE PARKWAY, SU 7, 8, 9</u></p> <p>PROJECT DESCRIPTION: <u>Restaurant with full service bar and kitchen</u></p>		
<p><small>(I, We) the undersigned enter 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 as all respective 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 as designed, to enter the premises and to install any required sign on said property for the purpose of notifying the public of the proposed application.</small></p>		
<p><u>[Signature]</u> Property Owner (Signature)*</p>		<p><u>Anthony FANTICOLA</u> Property Owner (Print)</p>
<p>STATE OF _____</p> <p>COUNTY OF _____</p> <p>SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)</p> <p>By _____ (see attached)</p> <p>NOTARY PUBLIC _____</p>		
<p><small>*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.</small></p>		



CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

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

~~_____

_____~~

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

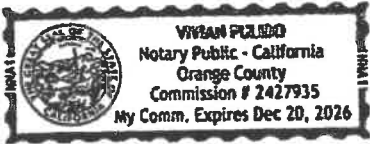
on this 26 day of July, 2023
by Date Month Year

(1) Anthony Fanticola

(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 [Signature]
Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Clark County Nevada - Land Use Application

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

**PLANNER
COPY**

JL
UL-23-0589

Justification Letter

Citrus Grill is a Mediterranean supper club that offers a complete menu featuring Appetizers, Entrees and Desserts. In addition, we also offer alcoholic beverages to complement our food and hookah. Our current establishment, Citrus Grill is operating in the southwest side of Las Vegas in Clark County. The hours of operation we are aiming for is Monday to Sunday 11:00am to 1:00am offering lunch options and dinner. We are asking for a special use permit to serve alcohol in our newest location. We are asking, please reduce separation to 61ft where 200 ft is required. The distance currently stands at 103ft on the north corner and 61ft on the west corner to the nearest residential. In our plaza, our neighbor Broken Yolk was granted their separation waiver for the special use permit.

Citrus Grill believes we can benefit this community by bringing people together to bond over our Mediterranean food, customs and traditions and spread joy in this area. We are thrilled to bring a new taste and flare to this area since there are currently no Mediterranean restaurants nearby! We have been in business in the southwest of Las Vegas for over 4 years and have offered a safe place for people to eat and socialize. We appreciate your consideration and feel we would be a great addition to this growing community.

Sincerely

Shawn Tomina (Principal Owner/Operator)

8/3/23

12

10/17/23 PC AGENDA SHEET

EASEMENT
(TITLE 30)

RANCHO DESTINO RD/MESA VERDE LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0506-MARUNDE BRISTOL:

VACATE AND ABANDON easement of interest to Clark County located between Rancho Destino Road and Gilespie Street, and between Mesa Verde Lane and Robindale Road within Enterprise (description on file). MN/mh/syp (For possible action)

RELATED INFORMATION:

APN:
177-09-303-031

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 33 foot wide patent easement located along the east property line of the site. The applicant states that the vacation of the patent easement is necessary for the addition of an accessory structure on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400101 (UC-21-0329)	First extension of time for an accessory building exceeding half the footprint of the principal dwelling	Approved by PC	September 2023
UC-21-0329	Accessory building exceeding half the footprint of the principal dwelling	Approved by PC	August 2021
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, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: BRISTOL MARUNDE

CONTACT: BRISTOL MARUNDE, 156 E. MESA VERDE LN, LAS VEGAS, NV 89123

10/17/23 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

LAS VEGAS BLVD S/CACTUS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0588-SC CACTUS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Erie Avenue, and between I 15 and Las Vegas Boulevard South within Enterprise (description on file). MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:
177-32-501-004; 177-32-502-001 through 177-32-502-003; 177-32-601-002 through 177-32-601-005

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of 33 foot wide patent easements located between Cactus Avenue and Erie Avenue and between I 15 and Las Vegas Boulevard South. The applicant indicates the easements are no longer needed for site access and that the request is to facilitate future development on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-0971-01	Development agreement - expired	Approved by BCC	November 2001
ZC-0674-01	Reclassified 259.6 acres to H-1 zoning for a resort hotel	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Entertainment Mixed-use	H-1 & C-2	Undeveloped
East	Entertainment Mixed-use, Corridor Mixed-use & Neighborhood Commercial	H-1, C-P, H-2, & C-2	Retail & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Entertainment Mixed-use & Ranch Estate Neighborhood (up to 2 du/ac)	H-1, R-E, U-V, R-2, & P-F	I 15, drainage channel, mixed-use, single family residential & school

Related Applications

Application Number	Request
WS-23-0508	A waiver of development standards to eliminate street landscaping in conjunction with a minor subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 40 feet for Erie Avenue and associated spandrel;
- Applicant to grant a 60 foot wide rights-of-way grant for the frontage road;
- 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: SC CACTUS, LLC

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

13

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS 23-0588</u>	DATE FILED: <u>8/22/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>9/27/23</u> <u>6pm</u>
		TAB/CAC: <u>enterprise</u>	
		PC MEETING DATE: <u>10/17/23</u>	
		BCC MEETING DATE: _____	
		FEE: <u>8875</u>	

PROPERTY OWNER	NAME: <u>SC Cactus LLC</u>
	ADDRESS: <u>1505 South Pavilion Center Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-419-9266</u> CELL: <u>702-419-9266</u>
	E-MAIL: <u>Carl.Hagelman@StationCasinos.com</u>

APPLICANT	NAME: <u>SC Cactus LLC</u>
	ADDRESS: <u>1505 South Pavilion Center Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-419-9266</u> CELL: <u>702-419-9266</u>
	E-MAIL: <u>Carl.Hagelman@StationCasinos.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>GCW, Inc. / Nate Ellerd</u>
	ADDRESS: <u>1555 S Rainbow Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-804-2182</u> CELL: <u>702-373-2680</u>
	E-MAIL: <u>nellerd@gcwengineering.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-32-501-004; 177-32-502-001; 177-32-502-002; 177-32-502-003; 177-32-601-002; 177-32-601-003; 177-32-601-004; 177-32-601-005

PROPERTY ADDRESS and/or CROSS STREETS: E Cactus Ave and S Las Vegas Blvd

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

Property Owner (Signature) [Signature]

STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 30, 2023 (DATE)

By Stephen Cooley

NOTARY PUBLIC: [Signature]

Stephen Cooley

Property Owner (Print)

LINETTE HERNANDEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-09-26
Certificate No: 22-1244-01

***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.

867-031-002

March 22, 2023

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

Re: Patent Easement Vacation Application - Justification Letter
For APN's: 177-32-501-004; 177-32-502-001; 177-32-502-002; 177-32-502-003;
177-32-601-002; 177-32-601-003; 177-32-601-004; 177-32-601-005

To Whom It May Concern:

GCW, Inc. has been retained to file the subject application for the property owner, SC Cactus LLC. The intent of the application is to vacate portions of patent easements as shown on the included site plan. The purpose of these vacations is to facilitate future development on the site.

Enclosed for your use in evaluating this request are the following documents:

- Application Form
- Disclosure Form
- Legal description of areas being vacated
- Site Plan
- Assessor's Map
- Deed
- Easement/Right-of-Way Documents
- Justification letter
- Record of Survey – RS-23-500021
- Fees

Also attached, per Jazmine Harris's request, are the size and quantities of the vacations we are requesting. Following your review, I kindly request this application be placed on the next available Planning Commission agenda. Should you have any questions, please contact the undersigned at 702-804-2182.

Thank you,



Nate Ellerd
Project Administrator
nellerd@gcwengineering.com

**PLANNED
COPY**



10/17/23 PC AGENDA SHEET

DETACHED SIDEWALKS
(TITLE 30)

LAS VEGAS BLVD S/CACTUS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0508-SC CACTUS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping, including the detached sidewalks, in conjunction with a minor subdivision on 124.8 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Cactus Avenue within Enterprise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:
177-32-501-004; 177-32-502-001 through 177-32-502-003; 177-32-601-002 through 177-32-601-005

WAIVER OF DEVELOPMENT STANDARDS:
Eliminate street landscaping, including the detached sidewalk, along streets where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 124.8
- Number of Lots: 2
- Maximum Lot Size (acres): 84.8 (lot 1)/40 (lot 2)
- Project Type: Minor subdivision map

Site Plans

The plans depict a large lot development consisting of 2 lots on 124.8 acres. Lot 1, located to the north, consists of 84.8 acres and Lot 2, located to the south measures 40 acres. Both lots will be developed at a future date and will also have access from either Las Vegas Boulevard South or Cactus Avenue.

Landscaping

There is no landscaping planned at this time.

Applicant's Justification

The applicant indicates that the map configuration for the proposed 2 lots exceeds the standard that requires off-site improvements for the resulting parcels being greater than 5 acres, per Section 30.52.080. Adding that there is no current development plan and to merge the existing 8 parcels will better reflect future development needs.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-0971-01	Development agreement - expired	Approved by BCC	November 2001
ZC-0674-01	Reclassified 259.6 acres to H-1 zoning for a resort hotel	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Entertainment Mixed-use	H-1 & C-2	Undeveloped
East	Entertainment Mixed-use, Corridor Mixed-use & Neighborhood Commercial	H-1, C-P, H-2, & C-2	Retail & undeveloped
West	Entertainment Mixed-use & Ranch Estate Neighborhood (up to 2 du/ac)	H-1, R-E, U-V, R-2, & P-F	I 15, drainage channel, mixed-use, single family residential & school

Related Applications

Application Number	Request
VS-23-0588	A request to vacate and abandon easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff typically does not support requests to eliminate the detached sidewalk requirement; however, due to the size of the parcels and no current development plan, staff can support the request with the understanding that detached sidewalks may be required with future development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that detached sidewalks may be required with future development on the proposed lots; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Right-of-way dedication to include 40 feet for Erie Avenue and associated spandrel;
- Applicant to grant a 60 foot wide rights-of-way grant for the frontage road.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: SC CACTUS, LLC

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

10/17/23 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

PEBBLE RD/ SCHIRLLS ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0595-PEBBLE RD PROPERTY TRUST:

VACATE AND ABANDON a portion of a right-of-way being Schirlls Street located between Torino Avenue and Pebble Road within Enterprise (description on file), JJ/jgh/syp (For possible action)

RELATED INFORMATION:

APN:
177-18-801-023; 177-18-801-034

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The subject parcels within Enterprise are located north of Pebble Road. The plans indicate two 30 foot wide segments of Schirlls Street are being vacated. The applicant indicates, the unimproved area adjacent to Schirlls Street is used by youth to party, which causes a nuisance to existing neighbors.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

Staff cannot support the vacation of Schirlls Street between Pebble Road and Torino Avenue as it is too soon to know if Schirlls Street will be needed in the future, with so much land to potentially develop. Staff has no objection to the vacation of the patent easements since they are not necessary for site, drainage, or roadway development. However, since staff cannot support the entire vacation, staff cannot support the vacation of patent easements at this time.

Staff Recommendation

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ERNEST FREGGIARO

CONTACT: ASHLEE AHUMADA, 3981 ARLBERG WAY, MOUNT CHARLESTON, NV
89124



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

15

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0595</u>	DATE FILED: <u>8/22/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC: <u>Enterprise</u>
		PC MEETING DATE: <u>10/17/23</u>	BCC MEETING DATE: _____
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Pebble Road Property Trust</u>
	ADDRESS: <u>4280 W Pebble Rd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>954.303.9549</u> CELL: <u>954.303.9549</u>
	E-MAIL: <u>eidanbereby@gmail.com</u>

APPLICANT	NAME: <u>Ernest Freggiaro</u>
	ADDRESS: <u>3981 Arlberg Way</u>
	CITY: <u>Mount Charleston</u> STATE: <u>NV</u> ZIP: <u>89124</u>
	TELEPHONE: <u>702.683.3398</u> CELL: <u>702.683.3398</u>
	E-MAIL: <u>ernie.freggiaro@gmail.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Ashlee Ahumada</u>
	ADDRESS: <u>3981 Arlberg Way</u>
	CITY: <u>Mount Charleston</u> STATE: <u>NV</u> ZIP: <u>89124</u>
	TELEPHONE: <u>702.782.7987</u> CELL: <u>702.782.7987</u>
	E-MAIL: <u>ashleerh83@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-18-801-034

PROPERTY ADDRESS and/or CROSS STREETS: 4280 W Pebble Rd, Las Vegas, NV 89139

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

Property Owner (Signature)*

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 01/25/2023 (DATE)

By EIDAN BEREBY

NOTARY PUBLIC

Eidan Bereby

Property Owner (Print)

LJIGI MERCADO
 Notary Public - State of Nevada
 County of Clark
 APPT. NO. 16-1097-1
 My App. Expires Feb. 3, 2024

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

JUSTIFICATION LETTER
FOR THE
VACATION & ABANDONMENT OF SCHIRLLS STREET
BETWEEN TORINO AVENUE & PEBBLE ROAD

APN 177-18-801-023 and APN 177-18-801-034

THIS APPLICATION IS PRESENTED BY THE PROPERTY OWNERS TO VACATE AN UNIMPROVED NUISANCE STREET WITHIN ENTERPRISE TOWNSHIP. SCHIRLLS WAS CREATED BY A PARCEL MAP BUT NEVER IMPROVED. IT IS USED BY NONRESIDENTS FOR CONGREGATION OF YOUTHS WHO PARTY ADJACENT TO THE APPLICANT'S PROPERTIES. THE PROPERTY OWNERS DESIRE TO FENCE THE VACATED PORTIONS OF SCHIRLLS STREET AND INCLUDE THIS AREA INTO THEIR RESIDENTIAL PARCELS. THIS WILL ELIMINATE THE CURRENT NUISANCE USE BY NONRESIDENTS.

THIS ½ RIGHT-OF-WAY IS CLASSIFIED AS A LOCAL STREET AND IS NOT NECESSARY TO CARRY ANY THROUGH TRAFFIC TO BLUE DIAMOND ROAD TO THE NORTH OR SILVERADO RANCH BOULEVARD TO THE SOUTH. MAJOR NORTH/SOUTH ARTERIALS ARE ARVILLE STREET 1/8 OF A MILE TO THE WEST AND VALLEY VIEW BLVD. 3/8 OF A MILE TO THE EAST.

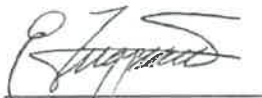
THE JUSTIFICATION FOR THE ABANDONMENT OF GOVERNMENT PATENT EASEMENTS IS THAT WE HAVE BEEN REQUESTED TO DO SO BY CLARK COUNTY PUBLIC WORKS.

THE APPLICANT HAS PROVIDED A SIGNED AND NOTARIZED LETTER FROM THE ADJACENT PROPERTY OWNER TO THE EAST (APN 177-18-801-045). THEY HAVE NO INTEREST IN DEDICATING OR CONSTRUCTING THE EAST PORTION OF SCHIRLLS STREET.

NEARBY PROPERTY OWNERS AND RESIDENTS HAVE BEEN CONTACTED BY TONY IMMORDINO. ALL THOSE CONTACTED ARE IN FAVOR OF THIS STREET BEING VACATED.

THIS VACATION IN NO WAY CREATES A HAZARD TO THE GENERAL PUBLIC NOR DOES IT IMPEDE TRAFFIC FLOW WITHIN SECTION 18.

WE RESPECTFULLY REQUEST APPROVAL OF THIS VACATION AND ABANDONMENT OF SCHIRLLS STREET.



ERNEST FREGGIARO, P.E.
REPRESENTING THE PROPERTY OWNERS

PLANNING
COMMISSION

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10/17/23 PC AGENDA SHEET

SETBACKS
(TITLE 30)

INDIGO RANCH AVE/CLAYSTONE HILL CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0558-MILLER BRIAN L & DAGMARA K:

WAIVER OF DEVELOPMENT STANDARDS for a reduced setback in conjunction with an addition to a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Claystone Hill Court, approximately 130 feet south of Shelbourne Avenue (alignment) within Enterprise. JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-611-005

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the south side setback to 5 feet where 10 feet is required per Table 30.40-2 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8328 Claystone Hill Court
- Site Acreage: 0.5
- Project Type: Setback
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 760

Site Plans

The plans show an existing 3,064 square foot single family residence with an attached 797 square foot garage, and a 480 square foot casita. The existing casita is located in the northeast corner of the parcel with an attached patio cover to the west and south of the structure. An existing halfcourt basketball facility is located to the west of the patio cover. An existing pool is located to the south of the casita, adjacent to the attached southern patio cover. The proposed RV garage will be attached to the existing garage on the south side of the principal dwelling.

Landscaping

No changes are proposed to the existing landscaping.

Elevations

The plans depict an attached RV garage that will be 19 feet in height. It will have a 3 coat stucco finish and paint color to match the exterior of the existing dwelling. A roll-up garage door will be installed measuring 14 feet in height to provide access for RV storage.

Floor Plans

The plans depict an open design for a proposed RV garage that will be 19 feet wide and 40 feet long. The roll-up door will be located on the western side of the garage.

Signage

Signage is not a part of this request.

Applicant's Justification

The subject site is part of the Meridian Southwest Subdivision, which consists of many homes with RV garage additions. The proposed structure will provide a controlled climate environment and protection from the sun. The proposed RV garage will blend into the surrounding neighborhood with its architecturally compatible design.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0225-14	18 lot single family subdivision	Approved by BCC	March 2015
WS-1002-14	Waived development standards with a design review for a single family subdivision	Approved by BCC	March 2015
ZC-1026-05	Reclassified 3,800 parcels to R-E (RNP-1) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that the proposed RV garage is compatible with the existing dwelling and will not have an adverse effect on the surrounding neighborhood. Also, the proposed structure is more aesthetically pleasing for storage as opposed to storing the RV outside for the public to see. It is for these findings that staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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: BRIAN MILLER

**CONTACT: JON JANNOTTA, 2520 ANTHEM VILLAGE PKWY, SUITE 110,
HENDERSON, NV 89052**

10/18/23 BCC AGENDA SHEET

RESTAURANT WITH DRIVE-THRU
(TITLE 30)

BLUE DIAMOND RD/EDMOND ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0562-AFFILIATE INVESTMENTS, LLC:

USE PERMIT for a restaurant as a principal use.
WAIVER OF DEVELOPMENT STANDARDS to deviate from design standards per Table 30.56-2 for a restaurant with drive-thru.
DESIGN REVIEW for a restaurant with drive-thru on a portion of 4.3 acres in an M-D (Design Manufacturing) Zone.

Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:
176-13-814-002 through 176-13-814-005

WAIVER OF DEVELOPMENT STANDARDS:
Allow a restaurant building within a shopping center to not have compatible architecture or architecture elements where required to give the appearance of being an integral part of the shopping center.

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 4.3
- Project Type: Restaurant with drive-thru
- Building Height: 24 feet, 6 inches
- Square Feet: 2,595
- Parking Required/Provided: 95/112

History
The site was approved per ZC-0269-05 (for future development, no plans), then an automotive and retail center was approved per UC-0973-08 and then redesigned per UC-0553-16. The site was again redesigned to include a daycare and retail pads, per UC-18-0437. The easterly portion

of the site was redesigned again per UC-20-0007 for a convenience store with gasoline station. The daycare use expired but was re-established in September 29, 2022 by UC-22-0402. This new application is for a new restaurant with drive-thru on the southwest portion of the retail center.

Site Plans

The plans submitted depict a new restaurant building with a drive-thru as part of a larger retail shopping center. The site currently consists of 4 buildings, and gas pumps with canopy. Parking is located adjacent to the buildings, between the in-line retail building and standalone buildings, and the gasoline station. The access to the site is from Blue Diamond Road and Ford Avenue.

The new proposed restaurant building with drive-thru lane is in the southwest corner of the retail shopping center at the ingress/egress from Blue Diamond Road. The plans depict the drive-thru lane will begin at the north side of the building and wrap around counterclockwise and egress on the western side of the building. The order box is located at the ingress point of the drive-thru and faces eastward towards the shopping center.

Landscaping

There are no proposed changes to previously approved perimeter and parking lot landscaping for the retail center. Landscaping is provided adjacent to the parking spaces immediately next to the restaurant, and between the restaurant and drive-thru lane. A walkway is provided around the building, with landscaping next to the doors of the restaurant on the south side of the building.

Elevations

The architecture is unique to this restaurant and depicts a barn style building with sloped roof entrance and clapboard siding. Other exterior design elements include metal coping for parapet walls, standard brick materials, metal scuppers and downspouts, metal door and frame, aluminum doors and window frame, and steel awning.

Floor Plans

The plans depict a restaurant building with dining area, restrooms, cooler and freezer, dry storage, prep and kitchen area, service area, drive-thru, and office.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this project will add to the diversity of food choices along the Blue Diamond Corridor. The colors and materials are not incompatible with the adjacent development. With this being the first of many restaurants planned for the Valley, it is important to establish a footprint that would be recognizable to our patrons from the Southeastern United States. The barn style appearance with sloped roof entrances and clapboard siding are indicative of our farm-raised chicken that are served daily. Several restaurant types have been able to maintain their corporate standards along the Blue Diamond Corridor to great effect in standing out from the crowd and being nationally recognized.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0402	Daycare facility and reduce separation from a convenience store	Approved by BCC	September 2022
UC-20-0007	Convenience store with reduced separation from residential use	Approved by BCC	February 2020
WS-19-0097	Allowed modified driveway design standards for a daycare and automobile maintenance facility	Approved by BCC	April 2019
WC-19-400016 (UC-18-0437)	Waived conditions requiring landscaping per plans on file and retail kiosks	Approved by BCC	April 2019
ET-19-400017 (UC-0553-16)	Second extension of time for a retail center, convenience store, and reduced setbacks to residential	Approved by BCC	April 2019
ET-19-400018 (VS-0552-16)	Extension of time to vacate easements located between Blue Diamond Road and Mohawk Street and Edmond Street	Approved by BCC	April 2019
ET-19-400019 (UC-18-0437)	Extension of time for daycare facility and restaurant - expired	Approved by BCC	April 2019
TM-18-500231	Commercial subdivision on 3.4 acres	Approved by BCC	February 2019
ET-18-400214 (VS-0552-16)	Extension of time to vacate easements located between Blue Diamond Road and Ford Avenue	Approved by BCC	November 2018
ET-18-400215 (UC-0553-16)	First extension of time to allow a retail center, convenience store, and to reduce separation from residential	Approved by BCC	November 2018
UC-18-0437	Daycare facility and restaurant - expired	Approved by BCC	July 2018
UC-0553-16	Retail and auto center with various reductions of separation requirements to a residential use, waivers for landscaping and non-standard driveway, and waiver of conditions from 2 zone changes	Approved by BCC	September 2016
VS-0552-16	Vacated and abandoned patent easements	Approved by BCC	September 2016
VS-0453-10	Vacated and abandoned patent easements - expired	Approved by PC	November 2010
UC-0973-08	Automobile and retail center in M-D zone, various reductions of separations requirements to a residential use, and allowed overhead doors to face a public street, waivers for landscaping and non-standard driveways, and waiver of conditions from 2 zone changes - expired	Approved by BCC	December 2008
ZC-0269-05	Reclassified a portion of this site to M-D zoning for a future development	Approved by BCC	April 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1584-98	Reclassified 91 acres to M-D zoning for a large retail and office/warehouse complex which included a portion of this site	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & C-1	Undeveloped
South	Neighborhood Commercial	R-2	Undeveloped & medical office building
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	M-D	Undeveloped & commercial building
West	Business Employment	M-D	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning Use Permit

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

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.

Use Permit, Waiver of Development Standards, & Design Review

The proposed restaurant with drive-thru lane use is typical of similar uses located along Blue Diamond Road. Due to the high traffic volume the applicant have sought out an alternative design that will allow for a unique look, yet be compatible with the existing retail center and other commercial uses. Therefore, staff finds the design and use will not affect the surrounding area.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Traffic study and compliance.

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 #0308-2023 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AFFILIATE INVESTMENTS, LLC

CONTACT: VICTOR KNIGHT, KWDG, 9582 IRIS FLAT COURT, LAS VEGAS, NV
89178

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10/18/23 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

RAINBOW BLVD/MOUNTAINS EDGE PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0405-RRFT COMBINED ASSET, LLC-RAINBOW SERIES:

VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Le Baron Avenue (alignment), and between Rainbow Boulevard and Redwood Street (alignment), and a portion of right-of-way being Rainbow Boulevard located between Mountains Edge Parkway and Le Baron Avenue (alignment) within Enterprise (description on file). JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

176-26-201-002

LAND USE PLAN:

ENTERPRISE - PUBLIC USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements that run along the northern, eastern, and southern boundaries of the subject site. The plans also depict the vacation and abandonment of a 5 foot wide portion of the right-of-way described as Rainbow Boulevard, a 120 foot right-of-way, located on the western portion of the subject site. Along Rainbow Boulevard, an approximately 332 foot long portion on the eastern side of the right-of-way will be vacated for a total area of 1,658 square feet. The applicant states the vacation of the government patent easements is needed to allow for the development of the site, and that the patent easements are no longer needed for any roads or utilities. The applicant also states the vacation of the right-of-way is needed in order to provide detached sidewalks for the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0301-07	1 lot commercial subdivision (Rainbow Tavern) - expired	Approved by PC	December 2007
DR-0557-07	Shopping center including a tavern with a banquet facility and a drive-thru restaurant - expired	Approved by BCC	July 2007
TM-0284-06	1 lot commercial subdivision (Rainbow Tavern) - expired	Approved by PC	August 2006

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0901-06	Vacated and abandoned government patent easements - expired	Approved by PC	August 2006
UC-0648-06	Tavern with indoor/outdoor live entertainment and banquet facility uses - expired	Approved by BCC	June 2006
ZC-0415-04	Reclassified the site from R-E to C-2 zoning for a future commercial development	Approved by BCC	April 2004
MP-1874-00	Designated the site as Business Park/Industrial in the Cactus-Jones Neighborhood Plan	Approved by BCC	February 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Open Lands	R-E	Detention basin & sewer lift station
West	Public Use	C-P	Electrical substation

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

Related Applications

Application Number	Request
WS-23-0404	A waiver of development standards and design reviews for a mini-warehouse facility 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 needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Cactus Avenue improvement project;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PUBLIC STORAGE

CONTACT: PUBLIC STORAGE, 2200 E. MCFADDEN AVENUE, SANTA ANA, CA 92705



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0405</u>	DATE FILED: <u>8/22/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>HW</u>	TAB/CAC DATE: <u>9/27/23</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>10/18/23</u>	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>RRFT Combined Asset LLC, Rainbow Series</u> ADDRESS: <u>2510 W. Horizon Ridge Parkway #230</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
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APPLICANT	NAME: <u>Public Storage</u> ADDRESS: <u>701 Western Avenue</u> CITY: <u>Glendale</u> STATE: <u>CA</u> ZIP: <u>91201</u> TELEPHONE: <u>N/A</u> CELL: <u>949-992-5000</u> E-MAIL: <u>aanderson4@publicstorage.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Kimley-Horn</u> ADDRESS: <u>6671 S. Las Vegas Boulevard, Suite 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-786-1832</u> CELL: <u>N/A</u> E-MAIL: <u>matt.mcauley@kimley-horn.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-26-201-002

PROPERTY ADDRESS and/or CROSS STREETS: S. Rainbow Blvd and W. Mountains Edge 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.

<p><u>Michael Reiss</u> Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>CLARK</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>MARCH 02, 2023</u> (DATE) By <u>Michael Alan Reiss</u></p> <p>NOTARY PUBLIC: <u>Jessica Gray</u></p>	<p><u>Michael Reiss</u> Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> JESSICA GRAY NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 11-14-2023 Certificate No: 16-1285-1 </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



PLANNER
COPY

VS-23-0405

February 14, 2023
Project No. 192189004

Via Email

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

**RE: JUSTIFICATION FOR PATENT EASEMENT AND RIGHT-OF-WAY
VACATION FOR PUBLIC STORAGE - RAINBOW BOULEVARD**

To Whom It May Concern:

This letter is to provide justification, for the request by Public Storage, LLC, for the following vacations on the proposed commercial development (APN 176-26-201-002):

- Existing Patent Easement
- 5' portion of the existing Right-of-Way

A portion of the Right-Of-Way is no longer needed on the parcel since the proposed sidewalk along Rainbow Boulevard will be detached. Due to the development of the site, the patent easements are not needed, and access & utilities will come from Rainbow Boulevard.

We look forward to working with Clark County on this vacation and moving forward with the development in this area. Please do not hesitate to contact me if you should have any questions.

Sincerely,
Kimley-Horn

Matt McAuley, P.E.
Project Manager

10/18/23 BCC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

RAINBOW BLVD/MOUNTAINS EDGE PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0404-RRFT COMBINED ASSET, LLC-RAINBOW SERIES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall/fence height; 2) gate setback; and 3) eliminate the pedestrian walkway.

DESIGN REVIEWS for the following: 1) finished grade; and 2) a proposed mini-warehouse facility on 2.1 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Rainbow Boulevard, 330 feet north of Mountains Edge Parkway within Enterprise. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

176-26-201-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase the height of a wrought iron fence and gate within the side building setbacks to 8 feet where 6 feet is the maximum per Section 30.64.020 (a 33% increase).
- b. Increase the height of a combination retaining/screen wall to 13 feet (5 foot retaining wall with 8 foot screen wall) where a maximum height of 9 feet (3 foot retaining wall with 6 foot screen wall) is allowed per Section 30.64.050 (a 44% increase).
2. Reduce the setback of a gate to 12.5 feet where a minimum 50 feet is required per Section 30.64.020 (a 75% reduction).
3. Eliminate the pedestrian walkway buffer along the north portion of the building where a 5 foot pedestrian walkway is required per Section 30.60.050 (a 100% reduction).

DESIGN REVIEWS:

1. Increase finished grade to 78 inches (6.5 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 117% increase).
2. A proposed mini-warehouse facility.

LAND USE PLAN:

ENTERPRISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Mini-warehouse
- Number of Stories: 3
- Building Height (feet): 41
- Square Feet: 143,868
- Parking Required/Provided: 5/5

Site Plan

The plan depicts a proposed 143,868 square foot mini-warehouse facility with a total footprint of 47,956 square feet. The proposed mini-warehouse building takes up approximately 53% of the total site and is rectangular in shape and located centrally on the site. The building is set back 19 feet from Rainbow Boulevard, 34 feet from the northern property line, 57 feet from the eastern property line, and 45.5 feet from the southern property line. Parking for the building is provided on the southwest side of the building in front of the office entrance. A total of 5 parking spaces are provided, where a total of 5 parking spaces are required. A 209 foot long and 16.5 foot wide loading area is located on the eastern side of the building adjacent to the entrance of the elevator vestibules. Access to the site is provided by 2 commercial driveways that are provided on the northern and southern corners of the site. The driveways are connected by a single drive aisle that varies in width between 25 feet to 32 feet wide that snakes along the southern, eastern, and northern portions of the building. The eastern portion of the site is gated by two, 8 foot tall wrought iron gates situated just to the west of Rainbow Boulevard on the north and south portions of the site. The southern gate is located to the west of the office and parking area and is set back 127.5 feet from Rainbow Boulevard, while the exit only gate in the north is set back 12.5 feet from Rainbow Boulevard. The provided cross sections show that a maximum fill of 6.5 feet (78 inches) is required on the site particularly under the building in the southeastern part of the site. This fill and the adjacent drainage basin require the use of a 5 foot retaining wall along the perimeter of the site.

Landscaping

The plans show that street, parking, and perimeter landscaping is provided throughout the site. Along Rainbow Boulevard, an 18.7 foot landscaping strip with a 5 foot detached sidewalk is provided. The landscaping strip contains a 5 foot landscaping strip adjacent to Rainbow Boulevard, followed by the 5 foot detached sidewalk, then followed by an 8.7 foot wide landscape strip. Within the landscaping strip behind the sidewalk, 12 Bay Laurel (*Laurel nobilis*) trees are provided in a single row, approximately 20 feet apart. Along Rainbow Boulevard, 12 medium sized trees are required, and are placed in a single row due to the trees conflicting with underground utilities and the driveway sight visibility zones. Within the parking area, there are 2 terminating landscape islands with 5 spaces in between, which complies with Figure 30.64-14. Two Desert Willow (*Chilopsis linearis*) trees are provided in the islands. Along the northern, eastern, and southern property lines, 41 Turkish Pine (*Pinus brutia*) trees are provided in a 6 foot wide landscaping strip in a single row, approximately 20 feet apart on center. Behind this

landscaping strip, an 8 foot tall CMU block wall is provided on top of a 5 foot retaining wall to screen and secure the site from the adjacent drainage basin.

Elevations

The plans provided depict the proposed mini-warehouse building as 41 feet tall with a primarily CMU block and metal exterior. On all 4 sides of the building, the first floor exterior consists of dark and light grey CMU block. The upper portions of the building are shown to consist of white painted metal panels with the roofline being accented with orange painted metal panels. Along the southern corner of the western façade and the western corner of the southern façade is a pop-out element that consists of orange painted EIFS foam and metal paneling with windows providing a view into the building. Access to the building is provided by a commercial window and doors system on the western portion of the southern façade and by 2 sliding glass door systems on the northern and southern portions of the eastern façade. Orange metal awnings are provided over the entrances on the eastern and southern façades. Additional access to the building is provided by metal access doors on the southern and eastern façades.

Floor Plans

The plans for the first floor show an approximately 900 square foot office space located in the south-central portion of the building with a stairwell just to the east of the office. On the western side of the building are two, 1,000 square foot elevator lobbies with restrooms and mechanical support rooms. Another stairwell is shown in the northeast corner of the building. The remainder of the floor is shown to be storage units of varying sizes with 5 foot wide hallways. The second and third floor plans show a similar layout, except no office space is provided on the upper floors. Overall, each floor is approximately 47,956 square feet for a total of 143,868 square feet across the 3 floors.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they wish to provide a safe and convenient space for the community to store their belongings and the proposed facility is in an area with an urgent need for self-storage. The applicant further states use of the site as a mini-warehouse facility is compatible with the surrounding development and with the zoning regulations. The applicant indicates the facility will not have a major impact on any public services and will provide little noise and traffic. The applicant further indicates the waivers being requested are needed to protect and secure the facility from the surrounding drainage basin, which also causes the need for the grading on the site. The applicant anticipates that they will allow access to the site through keypad gates Monday through Sunday from 6:00 a.m. to 9:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0301-07	1 lot commercial subdivision (Rainbow Tavern) - expired	Approved by PC	December 2007

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0557-07	Shopping center including a tavern with a banquet facility and a drive-thru restaurant - expired	Approved by BCC	July 2007
TM-0284-06	1 lot commercial subdivision (Rainbow Tavern) - expired	Approved by PC	August 2006
VS-0901-06	Vacated and abandoned patent easements - expired	Approved by PC	August 2006
UC-0648-06	Tavern with indoor/outdoor live entertainment and banquet facility uses - expired	Approved by BCC	June 2006
ZC-0415-04	Reclassified the site from R-E to C-2 zoning for a future commercial development	Approved by BCC	April 2004
MP-1874-00	Designated the site as Business Park/Industrial in the Cactus-Jones Neighborhood Plan	Approved by BCC	February 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Open Lands	R-E	Detention basin & sewer lift station
West	Public Use	C-P	Electrical substation

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

Related Applications

Application Number	Request
VS-23-0405	A vacation and abandonment of government patent easements and right-of-way (Rainbow Boulevard) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1a & #1b

The purpose of reviewing walls over a certain height is to assure that the height being requested is necessary for the operation of the site and to assure that the additional height does not cause a nuisance or a safety hazard. Staff finds that the increase in the retaining wall is the result of the site being adjacent to a drainage basin and is needed to assure the proper functioning of the drainage of the site. Staff also finds that the increase in wall height is done to properly secure the site. In addition, the location of the wall is primarily adjacent to a sewer lift station and the adjacent drainage basin, so it should not cause a safety or visual disturbance to the surrounding area. Additionally, both the gate and the proposed wrought iron fence are set back over 100 feet from Rainbow Boulevard and are mostly screened from any adjacent residential by the proposed wall and landscaping on-site. Therefore, staff can support this request.

Waiver of Development Standards #2

The purpose of requiring access gates within commercial zones to be set back from the property lines is to assure that the stacking caused by vehicles waiting for the gate to open does not impact the right-of-way or cause hazardous traffic conditions. Staff finds that the affected northern gate is set back 12.5 feet from the property line and will be an exit only gate. As an exit only gate, staff finds that the stacking that would occur would not impact the right-of-way, as the resulting stacking would be directed on-site not into the right-of-way. In addition, the gate will most likely be designed to not close on cars, so no vehicles should be stopping in the right-of-way to avoid the closing gate. Additionally, there is nearly 300 feet of drive aisle between the proposed gate and the drive aisle along the eastern portion of the site, meaning that, given the traffic to the site, there should be sufficient stacking space on-site for vehicles to wait for the gate to open without impacting the operation and flows on the eastern and southern portions of the site. Therefore, staff can support this request.

Waiver of Development Standards #3

In general, the purpose of the pedestrian walkway is to provide a safe passage for travel of pedestrians on the site while acting as a protective device between drive aisles and the building. Staff finds that a 5 foot wide pedestrian walkway is proposed from Rainbow Boulevard along the southern and eastern portions of the building. In addition, there are no points of ingress or egress along the northern portion of the building where the proposed elimination is proposed. Additionally, bollards are proposed at the corners of the building along the northern façade to protect the building from impacts. Given this and the traffic being one-way along the northern portion of the site, staff can support this request.

Design Review #2

Overall, staff finds that the mini-warehouse, as proposed, is an attractively designed building, which will add to the visual and aesthetic appeal of the surrounding area. In addition, the design of the site provides for a significant amount of landscaping along the street frontages, which creates an interesting streetscape and should help with some heat related relief along the street edges. In addition, landscaping around the perimeter exceeds the standard and should provide for an attractive interior. The mini-warehouse is sited away from adjacent residential uses, while also being close enough to residential areas to properly serve the community. In addition, staff finds that the proposed building makes good use of in-fill development to activate a previously undeveloped space, which should help to reduce any potentially illicit activities on an

unwatched, vacant space and prevents the need to disturb natural spaces elsewhere, which supports Policy 6.1.6 of the Master Plan. The use of property as a mini-warehouse also helps to provide for a break in the heavy use of the area for public utilities. As a result, staff can support this request.

Public Works - Development Review

Design Review #1

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Landscaping per plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;

- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Cactus Avenue improvement project.
- 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 installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PUBLIC STORAGE

CONTACT: PUBLIC STORAGE, 2200 E. MCFADDEN AVENUE, SANTA ANA, CA 92705

19



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input 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) <i>AMA</i></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-23-0404</u> DATE FILED: <u>8/22/23</u></p> <p>PLANNER ASSIGNED: <u>HLW</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/27/23</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>10/18/23</u></p> <p>FEE: <u>\$1,150</u></p>
	PROPERTY OWNER	<p>NAME: <u>RRFT COMBINED ASSET LLC, RAINBOW SERIES</u></p> <p>ADDRESS: <u>2510 W HORIZON RIDGE PKWY, STE 230</u></p> <p>CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u></p> <p>TELEPHONE: <u>NA</u> CELL: <u>NA</u></p> <p>E-MAIL: <u>NA</u></p>
	APPLICANT	<p>NAME: <u>PUBLIC STORAGE</u></p> <p>ADDRESS: <u>701 WESTERN AVE.</u></p> <p>CITY: <u>GLENDALE</u> STATE: <u>CA</u> ZIP: <u>91201</u></p> <p>TELEPHONE: <u>NA</u> CELL: <u>949-992-5000</u></p> <p>E-MAIL: <u>AANDERSON4@PUBLICSTORAGE.COM</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>AARON ANDERSON</u></p> <p>ADDRESS: <u>2200 E MCFADDEN AVE.</u></p> <p>CITY: <u>SANTA ANA</u> STATE: <u>CA</u> ZIP: <u>92705</u></p> <p>TELEPHONE: <u>NA</u> CELL: <u>949-992-5000</u></p> <p>E-MAIL: <u>AANDERSON4@PUBLICSTORAGE.COM</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-26-201-002

PROPERTY ADDRESS and/or CROSS STREETS: S RAINBOW BLVD & W MOUNTAINS EDGE PKWY

PROJECT DESCRIPTION: SEE ATTACHED

(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.

Michael Reiss *Michael Reiss*
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Sept 8 2022 (DATE)
 By Marilyn Gail Norton
 NOTARY PUBLIC: 4-7-2024 Sep.

MARILYN GAIL NORTON
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 04-07-24
 Certificate No: 21-5206-01
 Non Resident

*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.

May 25, 2023

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

PLANNER
COPY
WS-23-0404

RE: Project Description, Justification Statement, and Operation Plan

Dear Mr. White,

Please refer to the project description, justification statement, and operational plan provided for the proposed Public Storage facility located near the intersection of South Rainbow Blvd and Mountains Edge Pkwy for further information.

Project Description:

Public Storage is excited to propose the development of a new indoor climate-controlled storage facility situated on a 2.07-acre parcel located near the intersection of South Rainbow Boulevard and Mountains Edge Parkway in Enterprise, Nevada. The project site is currently undeveloped, and the zoning classification is General Commercial (C-2). The subject site lies along the existing Rainbow Boulevard corridor. To the north, south, and east the site is surrounded by undeveloped parcels located in the Rural Estates Residential zone, and to the west by General Commercial which is currently occupied by a power distribution substation.

The proposed project will include the rough grading of the entire 2.07-acre site, and the construction and operation of a new 144k GSF 3-story indoor climate-controlled storage facility, asphalt concrete surface parking lot, PCC sidewalks, two new driveway approaches, and landscaping improvements around the project site perimeter.

Parking is located on the south and east sides of the building. The spaces provided along the south elevations are intended for customer access to our office, and the spaces provided along the east elevation are intended to for customer access to two loading lobbies. These lobbies allow space for loading and unloading of goods, as well as access to the interior of the building where all storage units are housed.

Approval & Waiver Request(s):

Public Storage is requesting the approval of our Design Review for increase in finished grade and proposed mini-warehouse facility, as well as a Waiver of Development standards for the following items:

- The construction of a 5-foot (maximum height) retaining wall along the perimeter of the property.
- The construction of an 8-foot CMU block screen wall around the perimeter of the property.
- Relief from the 7-foot landscape buffer and/or 5-foot sidewalk requirement along the northern building edge.

Please refer to the Project Justification for further information.

Project Justification:

Self-storage use is allowed within the General Commercial (C-2) zoning district through an administrative approval. Self-storage supports small businesses and residents by providing a convenient location within the community for

storage. The use is quiet and would be compatible with the surrounding development, and the proposed self-storage project is consistent with the purpose and intent of the General Commercial zoning district.

The project site experiences a significant slope from west to east and north to south, approximately 8-feet of fall from the western property line to the eastern property line. As a result of these conditions, we will need to raise the finished grade of the site to accommodate our building pad. Additionally, due to the required high points in the driveway to eliminate offsite flows from coming on-site, the proposed finished floor will result in areas of fill greater than 3'. The raised on-site grades will also necessitate the construction of a 5-foot retaining wall around the perimeter of the property. Additionally, by nature of our use type, storage requires enhanced security measures to be implemented at the subject the property. As a result, we are proposing an 8-foot CMU block screen wall to further protect our customers' possessions.

We are also requesting the waiver of the requirement to place a 7-foot landscape buffer and/or 5-foot sidewalk along the north side of the proposed building. Relief from this standard is acceptable here for the following reasons.

- The proposed building features an ADA compliant path-of-travel to the public ROW along the east and south sides of the building. Therefore, an additional walkway is not necessary.
- The property will be sufficiently screened by an 8-foot CMU block wall along the north boundary. Therefore, planting any landscaping in this area will not be visible to the general public.

Self-storage requires very little in the way of public services, creates no school impacts, and would not affect the jobs/housing ratio of the County. The design and use are appropriate for this property, are complimentary to the neighborhood and adjoining uses and are consistent with the vision of the General Commercial District and Comprehensive Master Plan.

Self-storage produces no noise and little traffic, so is an ideal use in this location. We believe the proposed project will provide several near-term and long-term benefits to the surrounding community including improving aesthetics in the neighborhood, providing construction jobs, and increasing property tax revenues to the County.

The proposed self-storage project will meet the County's design guidelines and provide a well-designed building and site that is functional and aesthetically pleasing for the surrounding community. The site layout provides a clear entrance to the facility for both cars and pedestrians. The corner tower designates the rental office and pedestrian and auto entrance location. The clear storefront glazing into the rental office facing both the street and parking designates the active area of the building and site. Metal canopies are located over the clear glazing into the rental office also highlighting its importance. An accessible sidewalk leads directly from the public sidewalk to the rental office entrance. Bike parking is also provided along the Rainbow Boulevard frontage and can accommodate the short-term storage of four (4) bicycles.

The architectural design includes towers as prominent features. The towers also designate the entrance and break up the horizontal line of the parapet. Building materials include split face and precision CMU in different colors, stucco, metal panels, show windows and storefront glass. Changes in the wall plane create shadow lines and a variation in the parapet height. Vertical and horizontal lines, massing shifts, and color and material changes will visually break up the building facades.

Operations Objectives:

The objective for this facility is simple, to rent self-storage space to the residents and businesses in Clark County, specifically in the growing area of Enterprise. This applies to both our short- and long-term goals.



The day-to-day tasks that will take place on-site consist of customer service, general building maintenance, and property upkeep. Those tasks generally consist of the following:

- Interacting with customers to lease storage space.
- Troubleshooting customer issues with property access and/or unit functionality.
- Cleaning our lobbies, corridors, and public restrooms.
- Property upkeep involving trash pick-up, window washing, and parking lot sweeping.
- Regular landscape maintenance.

There is no growth contemplated at this property. The facility is constructed, turned over to operational staff, and all units are leased to customers. Once the property is fully leased-up it operates in a consistent, stable, and predictable manner. In short, no additional city/municipal services or support are required with the passage of time.

At this specific location we will employ approximately up to three (3) team members, to ensure the facility remains clean, safe, and functioning.

Our hours of operation are as follows:

Office Hours:		Access Hours:	
Sunday	9:30AM–5:00PM	Sunday	6:00AM–9:00PM
Monday	9:30AM–6:00PM	Monday	6:00AM–9:00PM
Tuesday	9:30AM–6:00PM	Tuesday	6:00AM–9:00PM
Wednesday	9:30AM–6:00PM	Wednesday	6:00AM–9:00PM
Thursday	9:30AM–6:00PM	Thursday	6:00AM–9:00PM
Friday	9:30AM–6:00PM	Friday	6:00AM–9:00PM
Saturday	9:30AM–5:00PM	Saturday	6:00AM–9:00PM

“Office” hours are times where the rental office is open, and team members are on-site to assist customers face-to-face. “Access” hours are times where the rental office is closed for business, but the property can still be accessed by customers.

Licenses:

A Clark County business license is required for operation, which will be obtained prior to receiving final Certificate of Occupancy.

We look forward to moving forward with this project and becoming a member of the growing Enterprise community. If you have any questions or comments feel free to contact me at 949-992-5000 or via email at aanderson4@publicstorage.com.

Sincerely,

Aaron M Anderson
Senior Director, Development

10/18/23 BCC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

ROBINDALE RD/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0567-DEAN MARTIN DRIVE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road, and between Dean Martin Drive and Procyon Street, a portion of right-of-way being Maulding Avenue and Robindale Road located between Dean Martin Drive and Procyon Street, and a portion of right-of-way being Polaris Avenue located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:

177-08-202-008; 177-08-202-009; 177-08-206-001 through 177-08-206-003; 177-08-207-001; 177-08-207-003

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

History & Project Description

The proposed vacations were previously approved by VS-21-0102 by the Board in June 2021. However, in an attempt to secure the most western parcel to be a part of the overall development, the vacation expired on June 2, 2023. Schnitzer Property, LLC ultimately secured the western parcel, which was approved on May 17, 2023 by NZC-23-0074.

The plans depict the vacation and abandonment of both patent easements and rights-of-way. Easements to be vacated include 33 foot wide patent easements on the west side of APNs 177-08-206-002 and 177-08-206-003; north, east, and west sides of APN 177-08-207-001; and the west side of APN 177-08-207-003. Three foot wide easements to be vacated are located on the north and east sides of APN 177-08-206-002 and the east side of APN 177-08-206-003.

Right-of-way to be vacated includes 60 feet (full street width) and 30 feet (half street width) for Maulding Avenue. Additional rights-of-way to be vacated include 30 feet (half street width) of Polaris Avenue and a 5 foot portion of Robindale Road to accommodate a detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0443	Lighting and signage	Pending BCC Decision	September 2023
VS-23-0075	Vacated easements and rights-of-way on APN 177-08-206-001	Approved by BCC	May 2023
ZC-23-0074	Reclassified 4.1 acres from R-E (RNP-I) to M-D zoning along with waivers and design reviews	Approved by BCC	May 2023
PA-23-700006	Master Plan Amendment to re-designate the land use category from Ranch Estate Neighborhood to Business Employment	Approved by BCC	April 2023
NZC-21-0101	Reclassified 12.6 acres of this site to M-D zoning for an office/warehouse complex consisting of 9 buildings	Approved BCC	June 2021
VS-21-0102	Vacated and abandoned easements and rights-of-way on 12.6 acres - expired	Approved BCC	June 2021
TM-21-500026	1 lot commercial subdivision on 12.6 acres	Approved BCC	June 2021
ZC-19-0457	Reclassified the eastern most parcel of this site to C-P zoning for an office building	Approved by BCC	August 2019
ZC-0659-03	Reclassified the western portions of this site to C-P zoning for an office complex	Approved by BCC	August 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use; Neighborhood Commercial; & Ranch Estate Neighborhood (up to 2 du/ac)	P-F, C-P, & R-E (RNP-I) & R-E	Fire station, undeveloped, & single family residential
South	Neighborhood Commercial; Public Use; & Ranch Estate Neighborhood (up to 2 du/ac)	R-E, P-F, & R-E (RNP-I)	Single family residential & undeveloped
East	Neighborhood Commercial & Business Employment	C-P & M-D	Office & office/warehouse
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DEAN MARTIN DRIVE, LLC
CONTACT: WTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

20

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-23-0457</u>	DATE FILED: <u>7-20-2023</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: <u>ASB</u>	TAB/CAC DATE: <u>10-11-23</u>
			TAB/CAC: <u>Enterprise</u>	
			PC MEETING DATE: _____	
			BCC MEETING DATE: <u>11-8-23</u>	
			FEE: <u>875</u>	

PROPERTY OWNER	NAME: <u>CFT Lands, LLC</u>
	ADDRESS: <u>10801 W. Charlestone Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

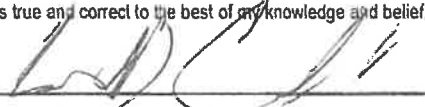
APPLICANT	NAME: <u>Bruin Capital Partners</u>
	ADDRESS: <u>10801 W. Charlestone Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>markd@bruinpc.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 177-30-604-023

PROPERTY ADDRESS and/or CROSS STREETS: Valley View/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.


 Property Owner (Signature)*

Lawrence D. Canavelli, President
 Property Owner (Print) Investment Manager Inc., its Manager

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 17, 2023 (DATE)
 By Lawrence D. Canavelli
 NOTARY PUBLIC: Teresa Arredondo-Dennis

***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.

APK-23-100-191

Westwood

May 12, 2023

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

Re: **Valley View Pyle, a 6 Lot Residential Subdivision**
Justification Letter for Vacation of Patent Easements and Resolutions Relative to Acquisition of Right-of-Way
Westwood Project No. AWD2204-000

To whom it may concern:

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

Project Description: The project site associated with this vacation request is approximately 1.25+/- gross acres and covers APN 177-30-604-023. It is located in a portion of Section 30, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This development will consist of 6 lots with a gross density of 4.8 dwelling units/acre.

The applicant is vacating easements that are in conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development.

There are (2) vacations on this project site. Vacation 01 includes vacating 5' of a 40' patent easement along the south boundary of parcel 177-30-604-023. Vacation 02 includes vacating the same area as Vacation 01, however it is a resolution relative to acquisition of right-of-way.

This request will be in compliance with the conditions of the Tentative Map submitted for Valley View Pyle project that is accompanying this application.

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

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Georgia Dunkerly, Graduate Engineer

CC: Roxanne Leigh, Westwood Professional Services
Corey Lieber, PE #15875, Project Manager

CIVIL
ENGINEERING

U5-23-0457

10/18/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

SILVERADO RANCH BLVD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0568-USA:

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Le Baron Avenue (alignment), and between Valley View Boulevard and Dean Martin Drive within Enterprise (description on file). JJ/fk/syp (For possible action)

RELATED INFORMATION:

APN:

177-29-101-007

LAND USE PLAN:

ENTERPRISE - OPEN LANDS

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of Bureau of Land Management right-of-way grants along the public street alignments that traverse the overall site on APN 177-29-101-007. The applicant indicates these easements are no longer necessary for the proposed development or surrounding area and will be constructed to provide proper drainage and access to the development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Open Lands	R-E	Undeveloped
East	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
West	Corridor Mixed Use; Neighborhood Commercial; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2, R-E, & R-2	Undeveloped & single family residential

Related Applications

Application Number	Request
UC-23-0560	A use permit for a DMV facility with waivers of development standards and design review is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Silverado Ranch improvement project;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;
- 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: NEVADA DIVISION OF STATE LANDS

**CONTACT: JENI PANARS, TSK, 314 S. WATER STREET, SUITE 100, HENDERSON, NV
89015**

DRAFT



VACATION APPLICATION

21

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>YS-23-0568</u>	DATE FILED: <u>8-16-23</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>9-27-23</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>10-17-23</u>	
		BCC MEETING DATE: <u>-</u>	
		FEE: <u>- Waived -</u>	R-E Open Lands JJ

PROPERTY OWNER	NAME: <u>Nevada Division of State Lands as Leasehold Owner</u>
	ADDRESS: <u>901 S Stewart Street Suite 5003</u>
	CITY: <u>Carson City</u> STATE: <u>NV</u> ZIP: <u>89701</u>
	TELEPHONE: <u>775-684-2728</u> CELL: _____
	E-MAIL: <u>iblowers@lands.nv.gov</u>

APPLICANT	NAME: <u>Nevada Division of State Lands as Leasehold Owner</u>
	ADDRESS: <u>901 S Stewart Street Suite 5003</u>
	CITY: <u>Carson City</u> STATE: <u>NV</u> ZIP: <u>89701</u>
	TELEPHONE: <u>775-684-2728</u> CELL: _____
	E-MAIL: <u>iblowers@lands.nv.gov</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Jeni Panars TSK Architects</u>
	ADDRESS: <u>314 S. Water Street, Suite 100</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89015</u>
	TELEPHONE: <u>702-456-3000</u> CELL: <u>702-335-9730</u>
	E-MAIL: <u>jpanars@tska.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-29-101-007

PROPERTY ADDRESS and/or CROSS STREETS: W. Silverado Ranch Blvd. and S. Valley View Blvd.


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.

Charles Donohue Charles Donohue, Administrator
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA Carson City
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON August 20th, 2023 (DATE)
 By Charles Donohue

NOTARY PUBLIC: Carla M. Cloud



CARLA M. CLOUD
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 08-26-23
 Certificate No: 23-1285-03

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



VS-23-0568

Date: 06/16/2023

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

ATTN: Comprehensive Planning Department

**RE: JUSTIFICATION LETTER
177-29-101-007 SILVERADO DMV
KLF PROJECT #:20225553**

On behalf of our client, TSK Inc., Kleinfelder is respectfully submitting a vacation of Right-of-Way grant easements being a portion of doc. # 20060110:05218 of official records. We are requesting the vacation of a portion of land generally located between Valley View Boulevard and Interstate I-15 along Silverado Ranch Boulevard, being a portion of APN 177-29-101-007. The State of Nevada is utilizing the property for a new CDL test course facility as apart of the overall proposed Silverado DMV project. These easements lie within the limits of the said proposed site and therefore we are requesting to vacate.

Should you require any additional information feel free to call our office at (702) 255-8100.

Respectfully,

KLEINFELDER

Jason Fackrell, P.L.S

10/18/23 BCC AGENDA SHEET

PUBLIC FACILITY
(TITLE 30)

SILVERADO RANCH BLVD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0560-USA:

USE PERMIT for a public facility (Department of Motor Vehicles service center).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) alternative screening requirements; 3) alternative landscaping adjacent to a less intensive use; 4) alternative driveway geometrics; 5) allow non-standard improvements in right-of-way; 6) reduce street width; and 7) waive street dedication.

DESIGN REVIEWS for the following: 1) for a proposed Department of Motor Vehicles (DMV) service center; 2) alternative parking lot landscaping; and 3) finished grade on 20.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Silverado Ranch Boulevard and the east side of Valley View Boulevard within Enterprise. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-29-101-007 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 42 feet where a maximum height of 35 feet is the standard per Table 30.40-1 (a 20% increase).
2. Allow an 8 foot high non-decorative fence not on the property line where decorative fences and walls are required to be located on property line or behind the setback requirements per Table 30.40-1 and Section 30.64.020.
3. Allow alternative landscaping/screening adjacent to a less intensive use (to the east) where required per Table 30.64-2 and Figure 30.64-11.
4.
 - a. Reduce driveway throat depths (north side of Landberg Avenue) to a minimum of 3 feet and 11 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 88% and a 56% reduction respectively).
 - b. Reduce driveway throat depth (south side of Landberg Avenue) to a minimum of 53 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 47% reduction).
 - c. Reduce driveway throat depth (Valley View Boulevard, north of Landberg Avenue) to a minimum of 7 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 72% reduction).

- d. Reduce driveway throat depth (Le Baron Avenue) to a minimum of 15 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (an 85% reduction).
 - e. Reduce the departure distance from a driveway to a street intersection to 97 feet along Valley View Boulevard (north of Landberg Avenue) where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 49% reduction).
 - f. Reduce the approach distance from a driveway to a street intersection to 126 feet along Valley View Boulevard (south of Landberg Avenue) where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 16% reduction).
 - g. Reduce the departure distance from a driveway to a street intersection to 93 feet along Valley View Boulevard (north of Le Baron Avenue) where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 51% reduction).
5. Allow non-standard improvements within the right-of-way (fiber connection under Landberg Avenue) where not permitted per Chapter 30.52.
 6. Reduce the width of a public right-of-way (Le Baron Avenue) to 47 feet where 60 feet is required per Section 30.52.030 (a 22% reduction).
 7. Waive dedication of Procyon Street south of Landberg Avenue as required by Section 30.52.030.

DESIGN REVIEWS:

1. For a proposed Department of Motor Vehicles (DMV) service center.
2. Alternative parking lot landscaping on portions of the site where landscaping fingers are required per Figure 30.64-14.
3. Increase the finished grade for a public facility to 106 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 195% increase).

LAND USE PLAN:

ENTERPRISE - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20 (service center)/117 (overall parcel)
- Project Type: Public facility DMV service center
- Number of Stories: 1
- Building Height (feet): Up to 42
- Square Feet: 60,511 (DMV building)/12,108 (commercial driver's license building)
- Parking Required/Provided: 243/425 (DMV building area)/49/92 (commercial driver's license building)

Site Plan

The State of Nevada is proposing to build a new Department of Motor Vehicles service center on the southeast corner of Silverado Ranch Boulevard and Valley View Boulevard. The new facility will consist of 2 single story buildings, 1 serving the general public (main DMV) and the

other dedicated to commercial driver's license services (CDL). The main DMV building is 60,511 square feet and the CDL building is 12,108 square feet. Both buildings will be located on approximately 20 acre portion of land leased from the Bureau of Land Management by the State of Nevada, Division of State Lands.

The site design shows Landberg Avenue separating the northern half of the development from the southern half of the development. The portion of the project on the north side of Landberg Avenue will consist of the commercial driver's license (CDL) building with a test course parking lot north of the building, just south of Silverado Ranch Boulevard. The building is orientated toward the south portion of the project site, set back 88 feet from Landberg Avenue and 74 feet from Valley View Boulevard. The portion of the project on the south side of Landberg Avenue will consist of the main DMV building used by the general public. This area also includes a VIN inspection drive-thru and motorcycle test course north of the building, just south of Landberg Avenue. The building is orientated toward the east portion of the project site, set back 159 feet from Landberg Avenue and 165 feet from Le Baron Avenue. The site has been designed to utilize Valley View Boulevard as the primary access to the facility. The design of the double driveways to the main building area is intended to move vehicles quickly off Valley View Boulevard and into the parking area of the site. The main CDL building access is located off Landberg Avenue for the same reason. A total of 4 access points, each, is shown from the northern and southern halves of the development. A total of 292 parking spaces are required where 517 parking spaces are provided. Both buildings have separated parking lots for public versus employee parking. There is also semi-truck parking at the CDL building and oversized vehicle, motorcycle, and secure parking for government vehicles at the main DMV building.

Landscaping & Buffering

Street landscaping consists of a 15 foot landscape area behind an existing attached sidewalk along Silverado Ranch Boulevard. All other street landscaping (Valley View Boulevard, Landberg Avenue, Procyon Street, and Le Baron Avenue) generally having 15 feet to 24 feet of landscaping which includes a proposed detached sidewalk. Along the interior property lines the landscape planters are shown at 8 feet to 11 feet in width with trees planted 30 feet to 40 feet apart. Code requires trees to be installed 20 feet on-center; therefore, a waiver of development standards has been requested. Also, there are small areas along the perimeter where no landscaping will be planted to provide concrete riprap areas for drainage purposes. The R-E less intense properties are located to the east of the service center. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The alternative parking lot landscaping occurs in various areas throughout some of the parking lots to provide covered parking for customers.

An 8 foot high chain-link fence is proposed near the north and east property lines, along Silverado Ranch Boulevard and Procyon Street. Along the corner of Procyon Street and Silverado Ranch Boulevard and farther south along portions of the east property line, the plans depict a 4 foot high chain-link fence on top of a retaining wall totaling 8 feet in height. This fencing is to serve as a safety precaution to keep pedestrians from entering the semi-truck driving courses and parking areas. The applicant is also proposing an 8 foot CMU wall along a portion of Landberg Avenue. This is also for the safety of pedestrians and the instructors/drivers utilizing the motorcycle test course. This wall is decorative and consists of ground face CMU block to

match the building. Some areas of the chain-link fence and a portion of the CMU wall are within the 15 foot setback zones and require a waiver of development standards.

Elevations

The elevation plans depict 2 buildings at various heights with a substantial amount of roofline variation. The primary exterior materials used for both building consist of decorative rain screen panels made of concrete in various gray shades and other paneling used for colored accents. Other accents include metal shading devices that are used on the exterior of the buildings to provide protection from the sun. On the main DMV building, a gently curved clerestory roof is prominent in the building design and is situated over the main customer waiting area. These clerestory windows face north and utilize transparent glazing system. The structures will range from 20 feet to 42 feet in height.

Floor Plans

The main DMV building is 60,511 square feet and the CDL building is 12,108 square feet. Both buildings will include typical areas and services provided at DMV centers around town. Those include, but are not limited to, lobby/waiting area, service counters, test rooms, picture area, work stations, concession area, offices, breakrooms, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the main DMV building operates Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturday from 8:00 a.m. to 4:00 p.m. The CDL building will operate Monday through Friday from 8:00 a.m. to 5:00 p.m. At the end of business hours, the doors are closed and those customers that are in the building are served, and the facility generally closes between 6:30 p.m. to 7:00 p.m. According to the applicant, in addition to the standard customer services provided, the new DMV facility incorporates requirements for access to several related but unique processes: VIN inspections, drive testing for both commercial and non-commercial drivers, and drive-up kiosks as well as walk-up kiosks.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Open Lands	R-E	Undeveloped
East	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
West	Corridor Mixed Use; Neighborhood Commercial; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2, R-E, & R-2	Undeveloped & single family Residential

Related Applications

Application Number	Request
VS-23-0568	A vacation of BLM right-of-way easement grants is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that the proposed use will not adversely impact the surrounding area. The primary concerns with these types of uses are the compatibility with existing and planned surrounding land uses and the adequacy of on-site parking. The project exceeds parking requirements and the project design and site layout utilize Valley View Boulevard as the primary access to the facility. The design provides double driveways to the main building area which is intended to move vehicles quickly off Valley View Boulevard and into the parking area of the site. Furthermore, the request also complies with Policy 2.2.3 which encourages new public facilities to meet increases in demand and accommodate anticipated population growth. As such, staff can support the use permit for the proposed DMV service center.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff can support the increase in building height. Due to the width of the lobby and the need to daylight for this space, the top of the curve of the clerestory is higher than the 35 feet in height, which only occurs momentarily before sloping down on either side. The building will range in height from 24 feet to 42 feet at its highest point with most of the roof parapet at 24 feet high. The building elevations are substantially enhanced with architectural detailing and treatments that make for a more interesting street scene and streetscape; therefore, staff does not anticipate any adverse impacts from the increased height and can support this waiver.

Waivers of Development Standards #2 & #3

Staff can support the 8 foot high non-decorative fence and the alternative tree spacing adjacent to a less intensive use. The fencing is to serve as a safety precaution to keep pedestrians from entering the driving courses and parking areas of the site and the alternative landscaping adjacent to a less intense use is next to a large parcel of land owned by the Bureau of Land Management which should not impact the undeveloped portion of the 117 acres. As such, staff can support these requests.

Design Reviews #1 & #2

Staff finds the proposed site layout is compatible with the surrounding area and the building design includes off-set surface planes and roofline variation at various heights making for a more interesting streetscape. Staff can also support the alternative parking lot landscaping since the proposed landscaping will be dispersed in other areas of the site resulting in 18 more trees than required by Code.

Public Works - Development Review

Waiver of Development Standards #4a, #4b, & #4d

Staff has no objection to the reduced throat depth for the driveways on Landberg Avenue and the driveway on Le Baron Avenue. Although the throat depth at each driveway does not comply with the minimum standard, staff finds that vehicles will be able to safely exit the right-of-way to gain access to the site. Additionally the driveways should see equal use, further mitigating potential impacts from the reduced throat depths.

Waiver of Development Standards #4c

Staff has no objection to the reduction in throat depth for the northernmost driveway on Valley View Boulevard. The applicant provided extra landscaping adjacent to the driveway to provide drivers more distance before they encounter any conflicting parking spaces. Additionally, the 3 driveways accessing the site should see equal use, further mitigating potential impacts from the reduced throat depths.

Waiver of Development Standards #4e, #4f, and #4g

Staff has no objection to the reduction in the approach or departure distance for the Valley View Boulevard commercial driveways. Although the departure and approach distances do not comply with the minimum standards, staff finds the location allows vehicles to safely access the site.

Waiver of Development Standards #5

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any fiber connection placed in the right-of-way. Staff can support waiver of development standards #5 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Waiver of Development Standards #6

Staff has no objection to reduce the street width for Le Baron Avenue, as Le Baron Avenue has minimal usage since it only serves the 8 residential lots to the east.

Waiver of Development Standards #7

Staff has no objection to the non-dedication of the Procyon Street alignment. The alignment will be maintained between Silverado Ranch Boulevard and Landberg Avenue to provide access to the privately owned parcels. Valley View Boulevard and Polaris Avenue are within close proximity and will serve as alternatives for the Procyon Street alignment.

Design Review #3

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;

- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Silverado Ranch improvement project.
- 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 #0299-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA DIVISION OF STATE LANDS

CONTACT: JENI PANARS, TSK, 314 S. WATER STREET, SUITE 100, HENDERSON, NV 89015



LAND USE APPLICATION

22

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0560</u> DATE FILED: <u>8-16-23</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9-27-23</u> PC MEETING DATE: <u>10-17-23</u> BCC MEETING DATE: _____ FEE: <u>- Waived -</u>
	PROPERTY OWNER NAME: <u>Nevada Division of State Lands as Lease Hold Owner</u> ADDRESS: <u>901 S Stewart Street Suite 5003</u> CITY: <u>Carson City</u> STATE: <u>NV</u> ZIP: <u>89701</u> TELEPHONE: <u>775-684-2728</u> CELL: _____ E-MAIL: <u>iblowers@lands.nv.gov</u>
	APPLICANT NAME: <u>Nevada Division of State Lands</u> ADDRESS: <u>901 S Stewart Street Suite 5003</u> CITY: <u>Carson City</u> STATE: <u>NV</u> ZIP: <u>89701</u> TELEPHONE: <u>775-684-2728</u> CELL: _____ E-MAIL: <u>iblowers@lands.nv.gov</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jeni Panars TSK Architects</u> ADDRESS: <u>314 S. Water Street, Suite 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89015</u> TELEPHONE: <u>702-456-3000</u> CELL: <u>702-335-9730</u> E-MAIL: <u>jpanars@tska.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-29-101-007

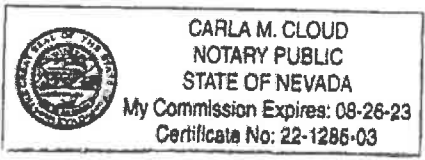
PROPERTY ADDRESS and/or CROSS STREETS: W. Silverado Ranch Blvd. and S. Valley View Blvd.

PROJECT DESCRIPTION: New DMV facilities consisting of 2 buildings, one for typical DMV consumer transactions and one for commercial drivers license functions

(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.

Charles Donohue Charles Donohue, Administrator
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Carson City
 SUBSCRIBED AND SWORN BEFORE ME ON August 30, 2022 (DATE)
 By Charles Donohue
 NOTARY PUBLIC: Carla M. Cloud



*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.



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

UC-23-0560

August 7, 2023

Re: Justification Letter for a new Silverado Ranch DMV Service Center: Use Permit, Request for Waivers of Development Standards, and Design Review

Clark County Comprehensive Planning,

The State of Nevada is proposing to build and new DMV service center on the Southeast corner of Silverado Ranch Blvd and S. Valley View Blvd. The new facility will consist of two single-story buildings, one serving the general public (main DMV) and the other dedicated to commercial drivers license services (CDL). The main DMV building will consist of 60,511 s.f. and the CDL building will consist of 12,108 sf for a total of 72,619 s.f. Both buildings will be located on approximately 20 acre portion of land leased from the Bureau of Land Management (BLM) by the State of Nevada, Division of State Lands. The narrative below explains the intent of the project. We have also included a list on page 3 outlining the items for use permit, request for waivers from development standards, and design review items in bulleted format.

The parcel (APN: 177-29-101-007) on which the new DMV facility will be located on is zoned R-E. A public facility is permitted in an R-E district as a special use per Table 30.44-1 and a zone change will not be required. The surrounding property to the North, East, and South is zoned R-E with the exception of the parcel at the corner of S. Valley View and Silverado which is zoned C-2. Almost all land to the North/East/South is BLM, with the exception of two parcels that are privately owned to the East. The land to the west across S. Valley View Blvd is zoned C-2 and R-E with a small subdivision just south of Landberg Ave. zoned R-2.

The main DMV is operated Monday through Friday from 8am – 5pm and Saturday from 8am – 4pm. The CDL building will be operated Monday through Friday from 8am – 5pm. At the end of business hours, the doors are closed and those customers that are in the building are served and the facility generally closes between 6:30pm – 7pm.

The site has been designed to utilize S. Valley View Blvd as the primary access to the facility. The design of the double main drive to the main building is intended to move people quickly off of Valley View and into the parking area of the site to alleviate the congestion and confusion that currently occurs at the DMV. The main CDL building access is located off Landberg Avenue for the same reason, to quickly move automobiles and trucks off of Valley View and into the site. There is also a secondary entrance to the main DMV building site off Landberg to facilitate circulation from the CDL facility to the VIN inspection area at the main DMV. Site visibility zones will be maintained at all driveways, please refer to the site and landscape plans.

Chain link fencing is proposed along the north of the property at Silverado Ranch and along Procyon. Chain link fencing on top of a retaining wall is proposed around the NW parcel (APN 117-20-101-001). This fencing is to serve as a safety precaution to keep pedestrians from entering the

semi-truck driving courses and parking areas. We also have a proposed CMU wall along a portion of Landberg Avenue. This is for the safety of pedestrians and the instructors/drivers utilizing the motorcycle test course. This wall is decorative and uses ground face CMU block to match the building. The chainlink fence and a small portion of the CMU wall are within the setback zones. We respectfully request a waiver from standards to allow these walls within the setback areas.

In addition to the standard customer services provided, the new DMV facility incorporates requirements for access to several related but unique processes: VIN Inspections, Drive Testing for both commercial and non-commercial drivers, and drive-up kiosks as well as walk-up kiosks. Each of these services impact the vehicular and pedestrian circulation on the site. Extensive studies were performed to understand the impact of the building orientation and location on the site circulation patterns and visual access. In order to provide safe, efficient, and understandable pathways to these services, the building façade has been oriented toward Valley View Blvd, and is purposefully set toward the rear of the site.

Based on the parking requirements of 4:1000 s.f., the CDL building requires 49 spaces and we are providing 94, and the main DMV building requires 243 parking spaces and we are providing 449 spaces. Both buildings have separated parking lots for public versus employee parking. There is also semi-truck parking at the CDL building and oversized vehicle, motorcycle, and secure parking for government vehicles at the main DMV.

Landscape buffers have been developed based on the Commercial and Special Use standards in Table 30.64-2 and referenced figures. Trees and shrubs are desert native and listed on the approved Southern Nevada plant list. They are low water use and will be watered using a high efficiency drip irrigation system. Please refer to the landscape plan for locations and types proposed.

The DMV facility consists of two buildings, both have been designed to be very durable and stand out in a way that is appropriate for a modern, heavily used public building. An accent color has been assigned to each building to facilitate wayfinding; blue for the main DMV and orange for the CDL building. The front entrance to the main DMV is located on the west side of the building with an accessible route designed to guide customers in the parking lot, and pedestrians accessing the site from Valley View, to the front doors. Shaded canopies and benches are provided at the entry where early morning queuing lines are anticipated to form, and where afternoon waiting typically occurs. VIN Inspections and testing/training facilities are located on the north side of the building – the VIN inspection under a large, 17-foot high covered drive. Ample vehicle queuing has been provided by wrapping the drive lane around the building. A Motorcycle Test Course is being provided on the north side of the site, away from the majority of customer traffic. The north side of the site also houses oversized vehicle parking, secure state vehicle parking, and a roofed trash/recycling container enclosure.

The primary exterior materials used to construct the new DMV facility are decorative rain-screen panels made of concrete in various gray shades and phenolic paneling used for colored accents. Metal shading devices as well as metal panels are also used on the exterior of the buildings to provide protection from the western sun. All roof top mechanical units and ground mounted cooling towers are screened from view. On the main building, an array of gently curved clerestory roofs are prominent in the building design and are organized over the main customer waiting area. These

clerestory windows face north and utilize transparent glazing to daylight the waiting space and provide views of the sky to establish a connection to the outside which is proven to reduce stress. Due to the width of the lobby and the need to daylight this space, the top of the curve of the clerestory is higher than the 35'-0" height restriction for R-E districts and is at 42'-0" at the peak, which only occurs momentarily before sloping down on either side. We respectfully request a waiver from development standards for the height of the clerestory on the main DMV building, please refer to the drawings.

Sustainable principles have been a primary driver in the development of the building and site design. Per Nevada State Public Works Division (SPWD) Standards, the DMV will be designed and constructed according to their green checklist which is based off of LEED Green Building standards. In addition to the daylighting strategies employed throughout the building, the building envelope incorporates materials containing recycled content, high insulation values, and a high SRI roofing to reduce the heat island effect, thermally broken window frames and high efficiency glazing to reduce energy consumption. This building will also be designed as a net zero electricity building, meaning it will produce as much electricity as it uses. There are several areas indicated on the site plan for carports. These carports will carry the photovoltaic panels required to reach net zero electricity. This effort to produce on-site energy relies on the budget of the project. If for some reason SPWD cannot move forward with the photovoltaic panels, trees will be added back into the parking islands to meet Clark County standards.

We are respectfully request the following:

- Special Use Permit: a public facility is permitted in an R-E district as a special use per Table 30.44-1.
- Design Review for alternative parking lot landscaping (Figure 30.64-14, note M):
 - We will have covered parking supporting photovoltaic panels on this project and are respectfully requesting a design review for alternative parking lot landscaping. We exceed the number of trees for the overall site by 18 per the calculation below. We do not want to plant trees under the covered parking areas for maintenance and longevity reasons.

▪ Perimeter:	2,653 LF @ 40' OC =	66
	1,900 LF @ 30' OC =	63
	Total Street Trees Required:	129
	▪ Parking Lot Trees Required:	94
	▪ Total Trees Required:	223
	▪ Total Trees Provided:	241
	• Difference =	+18 trees
- Design Review for fill over 36":
 - The reason for 36" plus fill on the CDL and DMV portions of our site is due to slope conditions tying finished floor elevations of the proposed buildings into right-aways of Valley View and Silverado Ranch while maintaining the proper elevations to stay above the minimum 100-year storm freeboard depth requirement, in addition maintain minimum elevation in order to meet the LVVWD hydraulic grade line

conditions while also maintaining the necessary ADA access and regulations. The total fill for the entirety of the site is 103,000 cubic yards, with a max fill of 8.77 feet.

- Waiver from development standards for the height of the clerestory on the main DMV building. The top of the curve of the clerestory is 42'-0" which is higher than the 35'-0" height restriction for R-E districts. Please refer to the elevations.
- Waiver from development standards to allow fencing within the setback areas for safety/security purposes:
 - Chain-link fencing along Silverado and Procyon
 - Retaining wall with chain-link fencing on top: adjacent to the south and east portions of APN 117-20-101-001, north portion adjacent to APN 177-29-101-003, edge of property to the east of the DMV (between Landberg and Le Baron)
 - CMU screen wall: the south side of Landberg after the first driveway on the south at the Motorcycle test course/secure parking for safety and security. This wall is decorative ground-face CMU to match the building.
- Waiver to reduce Le Baron to a 47' wide street section. The portion of Le Baron Avenue adjacent to the proposed site (from Valley View Boulevard to the west roughly, 650-feet to the east commencing at the end of the proposed site), be constructed as a 47'-0" wide street section. A full 30' dedication will be taken on the north side of Le Baron as part of this project and the remaining 17' will come from the south side when those parcels develop.
- Waiver from development standards for driveway throat-depth reductions (also indicated on the site plan)
 - 2 drives off the north side of Landberg, one reduced to 11'-0" on the entrance side and one reduced to 3'-0" on entrance side (25' required)
 - 1 drive off the south side of Landberg, reduced to 53'-10" on the exit side (100' required)
 - 1 drive off Valley View, north of Landberg, reduced to 7'-2" on the exit side (25' required)
 - 1 drive off the north side of LaBaron, reduced to 15'-5" on the entrance side (100' required)
- Waiver from development standards for approach/departure distances (also indicated on the site plan)
 - Drive on Valley View, north of Landberg: 97'-8" provided, 190' required (departure)
 - Drive on Valley View, south of Landberg: 126'-11" provided, 150' required (approach)
 - Drive on Valley View, north of LeBaron: 93'-3" provided, 190' required (departure) and 190' required (departure).
- Waiver for non-standard improvements in the right-of-way for a proposed fiber connection under Landberg connecting the main DMV building and the CDL building.

- Waiver from development standards to not dedicate the portion of Procyon south of Landberg and north of Le Baron

Please note that a separate vacation application has been submitted in conjunction with this application. We have also acknowledged the required BLM application. Supporting documents for the BLM application have been emailed to the provided email address. Please also note that there are monument signs indicated on the site plan along Valley View. We have noted on the site plans that these will be submitted separately, at a later date for approval.

We believe that this new facility will enhance the appearance of the neighborhood and enhance the ability of the State of Nevada to serve the residents of Las Vegas.

Respectfully submitted,



Jeni Pahars, AIA, LEED AP bd+c
Principal | TSK Architects

10/18/23 BCC AGENDA SHEET

RESTAURANT WITH DRIVE-THRU
(TITLE 30)

BLUE DIAMOND RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0533-BLUE DIAMOND M-E, LLC:

WAIVER OF DEVELOPMENT STANDARDS for increased retaining wall height.
DESIGN REVIEWS for the following: 1) restaurant with drive-thru, and 2) finished grade on 0.4 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-21-610-014

WAIVER OF DEVELOPMENT STANDARDS:

Increase the combined retaining and screening wall to 10 feet (7 foot 4 inch retaining wall and 2 feet 9 inch screening) where 9 feet (3 foot retaining and 6 foot screening) is the maximum per Section 30.64.050 (a 11% increase).

DESIGN REVIEWS:

1. Restaurant with drive-thru.
2. Increase finished grade to 7 feet 4 inches where a maximum of 3 feet is the standard per Section 30.32.040 (an 80% increase).

LAND-USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.4
- Project Type: Restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 837
- Parking Required/Provided: 3 (restaurant)/1,119 (shopping center)

Site Plan

The development is located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive. The shopping center contains anchor stores, retail shops, and various smaller in-line shops and pad site buildings. This application is for a proposed drive-thru restaurant at the eastern property line of Blue Diamond Road and Buffalo Drive. As part of this application increase grade is proposed to 7 feet 3 inches where 3 feet is the maximum allowed. In addition, this application includes an increase in the retaining wall height above the maximum allowed and requires a waiver of development standards. Access to the restaurant is from Buffalo Drive and by way of Blue Diamond Road with cross access with the shopping center.

Landscaping

The plans submitted depict an intense landscape buffer along Buffalo Drive shown with at least 15 feet of landscape area shown behind an attached sidewalk at the narrowest point. Parking lot landscaping is shown with landscape islands that separate the loading zone from the drive-thru aisle and is screened from the right-of-way.

Landscaping is also shown along portions of the drive-thru and along the western edge that is adjacent to an existing driveway, and internally within the parking lot.

Elevations

The plans depict a proposed restaurant with a drive-thru lane. The height is up to 26 feet to parapet wall, stucco finish, cast stone veneer, metal awning, and store glazed windows.

Floor Plans

The plans depict an 837 square foot restaurant with an order area, drive-thru window, utility room, restroom, and office.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant has stated this project is for Noodles & Company, a quick serve restaurant. The property is zoned C-2. The pad sites did not have architectural plans shown because at that time they were not sure who the tenants would be. As the tenant spaces are leased, they have come forward with design reviews. Access to the pad is through the adjacent shopping center that has access to Blue Diamond Road and Buffalo Drive. The drive-thru is entered on the east side of the building, with the pick-up window. There is no menu board or call box. Orders are placed on-line or through the app and the drive-thru window is for those who have already placed their orders. Driver's circle around the building and pick-up their food at the window at the southwest side of the building. No order boxes are proposed.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0169	Restaurant with drive-thru and increased grade	Approved by BCC	June 2023

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0910	Reduced the setback from an outside dining and drinking establishment to a residential use (shop 8b) and the required setback from an on-premises consumption of alcohol establishment (supper club) to a residential use (southwest portion of in-line shops)	Approved by PC	January 2019
UC-0678-16	Reduced the setback from an outside dining and drinking establishment to a residential use (shop 8b), reduced the separation from a convenience store to a residential use, reduced the separation from a vehicle wash facility to a residential use, allowed a vehicle repair facility in a C-2 zone, and reduced the separation from a vehicle repair facility to a residential use (redesigned portions of the overall shopping center)	Approved by BCC	November 2016
WS-0501-16	Waived the separation between monument type signage and a design review for an overall sign plan for the commercial development	Approved by BCC	September 2016
ZC-0043-16	Reclassified the overall shopping center to C-2 zoning for a supper club in conjunction with a restaurant, convenience store with gasoline sales, and vehicle car wash, and a use permit for the reduction in the separation from a supper club to a residential use	Approved by BCC	March 2016
DR-0654-14	Redesign for a shopping center	Approved by BCC	September 2014
UC-1433-06	Redesign of a mixed-use development	Approved by BCC	December 2006
ZC-1004-05	Reclassified the property to C-2 zoning for a mixed-use development	Approved by BCC	August 2005
WS-0501-16	Waived the separation between monument type signage and a design review for an overall sign plan for the commercial development	Approved by BCC	September 2016
ZC-0043-16	Reclassified the overall shopping center to C-2 zoning for a supper club in conjunction with a restaurant, convenience store with gasoline sales, and vehicle car wash, and a use permit for the reduction in the separation from a supper club to a residential use	Approved by BCC	March 2016
DR-0654-14	Redesign for a shopping center	Approved by BCC	September 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1433-06	Redesign of a mixed-use development	Approved by BCC	December 2006
ZC-1004-05	Reclassified the property to C-2 zoning for a mixed-use development	Approved by BCC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Shopping center & mixed-use development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 increase in the wall height up to a maximum of 10 feet will not adversely impact the surrounding area. The increased grade is necessary for drainage purposes. Likewise, the increase retaining wall height will help prevent pedestrian hazards from walking across this area where the drive-thru is located and/or from the bus stop. Staff can support this request.

Design Review #1

The design of the proposed quick serve restaurant is harmonious to the overall shopping center and does not pose a visual nuisance to the site or to the neighboring establishments. The proposed landscaping and building materials comply with Title 30 standards and are appropriate for the area. Therefore, staff can support this request.

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.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- Traffic study and compliance.
- 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 Nevada Department of Transportation (NDOT) permits may be required.

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 #0290-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NOODLES & COMPANY

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 SUITE 577, LAS VEGAS, NV 89134**

DRAFT

10/18/23 BCC AGENDA SHEET

DISTRIBUTION CENTERS
(TITLE 30)

DECATUR BLVD/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0571-I15 MOUNTAIN, LLC:

ZONE CHANGE to reclassify 49.9 acres from an R-E (Rural Estates Residential) and an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) and an M-D (Designed Manufacturing) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway design; 2) waive street dedication; and 3) retaining wall height.

DESIGN REVIEWS for the following: 1) office/warehouses and distribution centers; and 2) finished grade.

Generally located on the south side of Serene Avenue and the east side of Decatur Boulevard within Enterprise (description on file). JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-301-005; 177-19-302-005; 177-19-302-007; 177-19-302-013; 177-19-305-002; 177-19-306-002; 177-19-402-002; 177-19-402-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the throat depth for the eastern Serene Avenue driveway to 11 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 86% reduction).
- b. Reduce the throat depth for the western Serene Avenue driveway to 21 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 72% reduction).
- c. Reduce the throat depth for the southern Decatur Boulevard driveway to 12 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).
- d. Reduce the throat depth for the northern Decatur Boulevard driveway to 13 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 83% reduction).
- e. Reduce the throat depth for the Richmar Avenue driveway between Buildings A and B to 30 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
- f. Reduce the throat depth for the Richmar Avenue driveway between Buildings B and C to 34 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 55% reduction).

- g. Reduce the throat depth for the Richmar Avenue driveway between Buildings C and D to 60 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 20% reduction).
 - h. Reduce the throat depth for the Richmar Avenue driveway west of Building K to 33 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 56% reduction).
 - i. Reduce the throat depth for the Richmar Avenue driveway east of Building K to 12 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).
 - j. Reduce the throat depth for the Richmar Avenue driveway east of Building J to 2 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 92% reduction).
 - k. Reduce the throat depth for the Gary Avenue driveway west of Building G to 12 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).
 - l. Reduce the throat depth for the Gary Avenue driveway east of Building G to 24 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 4% reduction).
2. Waive dedication of Ullom Drive and Cameron Street as required by Section 30.52.030.
 3. Increase the retaining wall height to 4 feet where 3 feet is the maximum per Section 30.64.050 (a 33% increase).

DESIGN REVIEWS:

1. Offices/warehouses and distribution centers.
2. Increase finished grade to 7 feet where a maximum of 3 feet is allowed per Section 30.32.040 (a 133% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 9380 Decatur Boulevard (portion)
- Site Acreage: 49.9
- Project Type: Offices/warehouses and distribution centers
- Number of Stories: 1
- Building Height (feet): 43
- Square Feet: 748,288
- Parking Required/Provided: 641/983

Site Plan

The plan depicts 10 buildings on 49.9 acres with a total of 748,288 square feet of warehouses, distribution centers, and accessory office spaces. Each building will have 7% to 19% of the building area used for office space. There are 16 driveway access points to public streets,

including 2 on Decatur Boulevard, 2 on Serene Avenue, 9 on Richmar Avenue, and 3 on Gary Avenue.

- Building A is a 131,717 square foot distribution center located adjacent to Decatur Boulevard with 66 required parking spaces and 184 parking spaces provided.
- Building B is a 134,594 square foot distribution center located east of building A with 68 required parking spaces and 96 parking spaces provided.
- Building C is a 98,563 square foot distribution center located east of Building B with 99 required parking spaces and 102 parking spaces provided.
- Building D is a 58,834 square foot office/warehouse located east of Building C with 89 required parking spaces and 115 parking spaces provided.
- Building E is a 171,042 square foot distribution center located east of Building D with 86 required parking spaces and 185 parking spaces provided.
- Building F is a 56,498 square foot office/warehouse located south of Building C, on the south side of Richmar Avenue, with 85 required parking spaces and 91 parking spaces provided.
- Building G is a 17,498 square foot office/warehouse located south of Building F on the north side of Gary Avenue with 27 required parking spaces and 50 parking spaces provided.
- Building H is a 32,668 square foot office/warehouse located east of Building G with 50 required parking spaces and 51 parking spaces provided.
- Building J is a 17,910 square foot office/warehouse located north of Building H on the south side of Richmar Avenue with 27 required parking spaces and 36 parking spaces provided.
- Building K is a 28,964 square foot office/warehouse located north of Building J, on the north side of Richmar Avenue with 44 required parking spaces and 73 parking spaces provided.
- There is no building labeled as I.

There are 3 privately owned parcels partially or entirely surrounded by this property. APN 177-19-306-003 is zoned R-E (AE-60) and developed with a single family residential use. APN 177-19-402-003 is zoned R-E (AE-60) and is undeveloped. These parcels are located on the north and south sides of Richmar Avenue between Buildings F and J and Buildings C and K. APN 177-19-402-004 is an undeveloped R-E (AE-60) zoned property located south of Building F and west of Building G on the north side of Gary Avenue.

Landscaping

Detached sidewalks are depicted adjacent to Serene Avenue and Decatur Boulevard, each with a 5 foot wide landscape planter, 5 foot wide sidewalk, and 10 additional feet of landscaping, which provides 5 additional feet of landscape area adjacent to these public roads. Detached sidewalks are also shown adjacent to Richmar Avenue and Gary Avenue, with more than the minimum landscaping width in most areas. There are 722 large trees and 231 medium trees provided throughout the property, with an additional 130 palm trees included on the property. While the palm trees are listed in the Southern Nevada Regional Planning Coalition plant (SNRPC) list, they are not preferred plant material and are typically additional ornamental trees planted for the

development. The site requires 107 large trees for parking and 164 additional large trees adjacent to the public streets for perimeter landscaping and 270 large trees for intense landscaping buffers adjacent to existing residential uses. APN 177-19-306-003 is surrounded by intense landscape buffering that is 20 feet in width (only 10 feet is required). The 2 private parcels south of Richmar Avenue are undeveloped and planned for Business Employment and similar future uses.

Elevations

The distribution centers and warehouses are depicted with painted tilt-up concrete panel walls, aluminum storefront façade, glazed windows, with clerestory and decorative aluminum canopies above entrances. The building colors include grays and accent blue colors. The buildings have a variety of parapet heights to break-up the roofline. Each building has office space at the corners and center of the buildings, with loading docks on the opposite side of the buildings.

Floor Plans

The floor plans depict each building with between 7% and 19% of the floor area as accessory office space. All buildings, with the exception of Building E, have overhead clearance of 28 feet. Building E has 32 feet of overhead clearance. Buildings A, B, C, and E meet the definition of distribution centers. Buildings D, F, G, H, J, and K are office/warehouse buildings that meet some aspects of the distribution center definition, but not the footprint area requirement.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a conforming zone boundary amendment to reclassify 49.9 acres from R-E (Rural Estates Residential) to M-D (Designed Manufacturing). The entire property has planned land use of BE (Business Employment). The property consists of 8 existing parcels and is proposed to be subdivided with a tentative map to 1 industrial lot as a companion item on this agenda. All perimeter landscaping is provided to meet Title 30 requirements and in some cases exceeds the minimum standards. Detached sidewalks and required landscaping are proposed along the public streets. There are 3 interior parcels under other ownership, with only 1 having a developed home on the site with intense landscaping provided on 3 sides. The other 2 parcels are undeveloped land on either side of Richmar Avenue. All 3 parcels are planned for BE (Business Employment) development.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0263-10	Waived deed restriction	Approved by PC	August 2010
WS-0455-09	Overlength cul-de-sacs for Richmar Avenue and Gary Avenue	Approved by PC	September 2009
VS-0342-09	Vacated easements and right-of-way	Approved by PC	July 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial; Ranch Estate Neighborhood; (up to 2 du/ac); & Business Employment	R-E (RNP-I) & R-E	Single family residential & undeveloped
South	Business Employment	M-D & R-E	Warehouse, undeveloped, & single family residential
East	Business Employment	M-D & R-E	National Guard Readiness Center & undeveloped
West	Business Employment & Neighborhood Commercial	R-E & RUD	Single family residential & undeveloped

Related Applications

Application Number	Request
VS-23-0572	A request to vacate rights-of-way and easements is a companion item on this agenda.
TM-23-500121	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The proposed zone change for the 49.9 acre area is consistent with the Master Plan and the Enterprise Planned Land Use Map for the area between Serene Avenue and Silverado Ranch Road, and east of Decatur Boulevard. The Master Plan supports concentrating industrial uses next to the National Guard Readiness Center as described in Policy EN-6.3. This site is immediately west of the National Guard Readiness Center. This development promotes a designated employment area through the development of distribution centers and warehousing, in compliance with Master Plan Policy EN-5.3. Staff can support the proposed 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 #3

The increased retaining wall height is limited to 1 additional foot and will almost entirely impact only the interior areas of the development with little visual or physical impact to the surrounding areas. The walls are mostly shown as supportive structures near the base of proposed buildings. Staff can support the waiver request.

Design Review #1

The proposed distribution centers and office/warehouses are located on a 49.9 acre grouping of parcels that will be subdivided into 1 lot. The scale of the proposed development is compatible with the area. The applicant has provided buffering in the form of landscaping, interior drive aisles, parking lots, and a greater number of trees than is required to protect existing single family homes near the boundary of this property. The neighborhood integrity will be maintained and intact after the proposed development is completed and will meet Master Plan Policy EN-1.1 for Neighborhood Integrity. The additional landscaping area and several hundred additional (SNRPC plant list) trees will meet the intent of Master Plan Policy 3.6.1 to reduce urban heat island effects in this part of the County. Staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in the throat depths for the commercial driveways. The applicant provided additional landscape buffers adjacent to both entrances into the site. The buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

Waiver of Development Standards #2

Staff has no objection to the non-dedication of the Ullom Drive and Cameron Street alignments as they are not necessary for access through this development between Serene Avenue and Gary Avenue. Decatur Boulevard is within close proximity and will serve as an alternative for the Ullom Drive and Cameron Street alignments.

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.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Richmar Avenue and a County approved cul-de-sac;
- Right-of-way area on Richmar Avenue east of APN 177-19-499-018 is to be privately maintained;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur Boulevard improvement project.
- 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; that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that future Capital Improvement Project (CIP) will prohibit left in/ left out along the Richmar Avenue alignment.

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 #0307-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JEFF THOMSON

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118**

DRAFT



LAND USE APPLICATION

24

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 (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF ZC/UC/WS/DR-23-0571 APP. NUMBER: _____ DATE FILED: <u>8-16-2023</u> PLANNER ASSIGNED: <u>[Signature]</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9-27-2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-18-2023</u> FEE: <u>2875</u>
	PROPERTY OWNER NAME: <u>Epic Rainbow LLC and Jeff Thomson, Trustee of the Thomson Family Trust</u> ADDRESS: <u>770 East Warm Springs Rd. #235</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-951-5395</u> CELL: <u>n/a</u> E-MAIL: <u>jthomson@epicnv.com</u>
	APPLICANT NAME: <u>Epic Development, LLC.</u> ADDRESS: <u>770 East Warm Springs Rd. #235</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-951-5395</u> CELL: <u>n/a</u> E-MAIL: <u>jthomson@epicnv.com</u> REF CONTACT ID #: <u>n/a</u>
CORRESPONDENT NAME: <u>Taney Engineering Attn: Emily Sidebottom</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>emilys@taneycorp.com</u> REF CONTACT ID #: <u>n/a</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-19-305-002
 PROPERTY ADDRESS and/or CROSS STREETS: Decatur & Richmar
 PROJECT DESCRIPTION: Industrial development on approximately 50 acres.

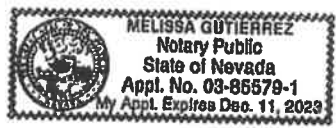
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)* [Signature] Property Owner (Print) Jeff Thomson

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/20/2022 (DATE)

By Jeff Thomson
 NOTARY PUBLIC: Melissa Gutierrez



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

APR-22-101586 SUP = Not intense
 40' Sep. off center



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: _____ DATE FILED: _____</p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: _____ TAB/CAC DATE: _____</p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: _____</p> <p>FEE: _____</p>
	PROPERTY OWNER	<p>NAME: <u>115 Mountain LLC</u></p> <p>ADDRESS: <u>770 East Warm Springs Rd. #235</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702-951-5395</u> CELL: <u>n/a</u></p> <p>E-MAIL: <u>jthomson@epicnv.com</u></p>
	APPLICANT	<p>NAME: <u>Epic Development, LLC</u></p> <p>ADDRESS: <u>770 East Warm Springs Rd. #235</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702-951-5395</u> CELL: <u>n/a</u></p> <p>E-MAIL: <u>jthomson@epicnv.com</u> REF CONTACT ID #: <u>n/a</u></p>
	CORRESPONDENT	<p>NAME: <u>Taney Engineering Attn: Emily Sidebottom</u></p> <p>ADDRESS: <u>6030 S. Jones Blvd.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u></p> <p>E-MAIL: <u>emilys@taneycorp.com</u> REF CONTACT ID #: <u>n/a</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177-19-302-007, 177-19-301-005, 177-19-302-005, 177-19-302-013, 177-19-308-002, 177-19-401-001, 177-19-402-006, 177-19-402-002

PROPERTY ADDRESS and/or CROSS STREETS: Decatur & Richmar

PROJECT DESCRIPTION: Industrial development on approximately 60 acres.

(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)*

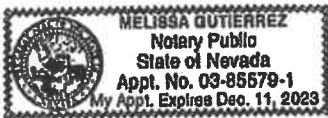
Ladd Gilbert
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/24/2022 (DATE)

By Ladd Gilbert

NOTARY PUBLIC: Melissa Gutierrez



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



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

August 10, 2023

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

PLANNER
COPY

Re: Decatur & Richmar

APR-22-101586

APN: 177-19-301-005, 177-19-302-005, 177-19-302-007, 177-19-302-013, 177-19-305-002, 177-19-306-002, 177-19-402-002, & 177-19-402-006

Justification Letter (Revised)

To whom it may concern:

On behalf of our client, I15 Mountain, LLC, Taney Engineering is respectfully submitting justification for a Tentative Map, Zone Boundary Amendment – Conforming, Special Use Permit, Waivers of Development Standards, and Design Reviews for a proposed industrial development.

Tentative Map:

A tentative map is requested for a 49.87 gross acre industrial subdivision, comprised of 8 existing parcels, located to the south of Serene Avenue, east of Decatur Boulevard, and north of Gary Avenue. The entire site is currently zoned R-E (Rural Estates Residential), with a planned land use of BE (Business Employment).

Off-sites are proposed to be phased for Serene Avenue, Decatur Boulevard, Richmar Avenue, and Gary Avenue. Full off-site improvements will include curb, gutter, detached sidewalk, and streetlights in the following phasing (see Sheet A-1 for phasing map):

- Phase 01: The east half of Decatur Boulevard and a portion of the north half of Richmar Avenue
- Phase 02: A portion of the north half of Richmar Avenue
- Phase 03: The south half of Serene Avenue and the remainder of the north half of Richmar Avenue
- Phase 04: A portion of the south half of Richmar Avenue and a portion of the north half of Gary Avenue
- Phase 05: The remainder of the south half of Richmar Avenue and the remainder of the north half of Gary Avenue

The project site is adjacent to properties with the following zoning categories and planned land use:

- North/South: R-E (Rural Estates Residential); BE (Business Employment); developed and undeveloped
- East: M-D (Designed Manufacturing); BE (Business Employment); developed
- West: R-E (Rural Estates Residential); NC (Neighborhood Commercial); developed and undeveloped

All perimeter landscaping is provided in accordance with Figure 30.64-12 and Figure 30.64-17. A minimum 15-foot landscape buffer, with a detached 5-foot sidewalk, will be located along Serene Avenue, Decatur



Boulevard, Richmar Avenue, and Gary Avenue. All on-site lighting shall be shielded from the adjacent properties to prevent any light trespass.

The number of parking spaces was determined in accordance with Section 30.60.030:

	<u>Required/Provided</u>
• Building A:	66 Spaces/184 Spaces
• Building B:	68 Spaces/96 Spaces
• Building C:	99 Spaces/102 Spaces
• Building D:	89 Spaces/115 Spaces
• Building E:	86 Spaces/185 Spaces
• Building F:	85 Spaces/91 Spaces
• Building G:	27 Spaces/50 Spaces
• Building H:	50 Spaces/51 Spaces
• Building J:	27 Spaces/36 Spaces
• Building K:	44 Spaces/73 Spaces

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Total: 641 Spaces/983 Spaces including 48 mobility impaired accessible spaces

Zone Boundary Amendment – Conforming

This request is to rezone the subject parcels, currently zoned R-E (Rural Estates Residential), to M-D (Designed Manufacturing).

Special Use Permit – Distribution Center

This request is for a Special Use Permit to allow for a distribution center within an M-D (Designed Manufacturing) zoning district. The Special Use Permit is required because of the requests to waive the loading space/dock separation from a residential use and to not provide an intense landscape buffer.

Waiver of Development Standards – Loading Space/Dock Separation from Residential Use

This request is for a waiver to reduce the separation between a distribution center loading space/dock and a residential use to a minimum of 64 feet, where a 150-foot setback is required per Table 30.44-1. The proposed location of the loading spaces/docks for Building F, Building G, and Building H are located 79 feet/125 feet, 64 feet, and 118 feet, respectively, from residential uses. The greatest deviation of 64 feet represents an approximately 43% reduction from the development code. It is not believed that this will have an adverse effect on future development since the adjacent properties, APN: 177-19-402-003 and 177-19-402-004, are currently undeveloped and have a planned land use of BE (Business Employment) and are unlikely to retain their current R-E (Rural Estates Residential) zoning.

Waiver of Development Standards – Intense Landscape Buffer

This request is for a waiver to provide 0 feet of landscaping adjacent to a residential use where an intense landscape buffer is required per Figure 30.64-12. All other landscape buffering requirements are being met or exceeded and this reduction would allow the developer to better utilize the available space for the planned industrial development. It is not believed that this will have an adverse effect on future development since the adjacent properties, APN: 177-19-402-003 and 177-19-402-004, are currently undeveloped and have a planned



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land use of BE (Business Employment) and are unlikely to retain their current R-E (Rural Estates Residential) zoning.

Waiver of Development Standards – Wall Height

This request is for a waiver to allow retaining walls up to heights of 4 feet, where a maximum of 3 feet is allowed per Title 30.64-50 (a)(4). Due to the natural slope and existing grade of the site, in conjunction with the large size of the proposed industrial buildings, retaining walls greater than 3 feet are needed to meet the proposed finished floor elevations. The impact on the adjacent properties is expected to be negligible.

Waiver of Development Standards – Throat Depth (1)

This request is for a waiver of Section 30.52.050 to allow for the following minimum throat depths where 75 feet is required per CCAUSD 222.1:

- Serene Avenue: 11'8" for the east driveway, with a total queueing area of 31'5"
21'9" for the west driveway, with a total queueing area of 49'0"
- Decatur Boulevard: 12'6" for the south driveway, with a total queueing area of 32'6"
13'0" for the north driveway, with a total queueing area of 32'0"
- Richmar Avenue: 30'5" for the driveway between Building A and Building B, with a total queueing area of 64'1"
34'4" for the driveway between Building B and Building C, with a total queueing area of 34'4"
60'6" for the driveway between Building C and Building D, with a total queueing area of 90'
33'0" for the driveway between APN: 177-19-306-003 and Building K, with a total queueing area of 53'9"
- Richmar Avenue (Cul-de-Sac): 12'11" for the driveway on the north side of the cul-de-sac, with a total queueing area of 22'11"

Since there are sixteen proposed driveways throughout the site, it is not anticipated that more than one vehicle would be queuing at any single entrance, therefore traffic in the public right-of-way would not be affected by this reduction. A traffic impact analysis will be completed to ensure that the throat depth of all driveways comply with the queuing analysis. It is understood that if the queuing analysis requires a greater throat depth, then a revision to this plan will be needed. Similar reductions for other industrial developments have also previously been approved.

Waiver of Development Standards – Throat Depth (2)

This request is for a waiver of Section 30.52.050 to allow for the following minimum throat depths where 25 feet is required per CCAUSD 222.1:

- Gary Avenue: 12'4" for the driveway between APN: 177-19-402-004 and Building G, with a total queueing area of 37'4"



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24'1" for the driveway between Building G and Building H, with a total queuing area of 53'8"

- Richmar Avenue (Cul-de-Sac): 2'10" for driveway on the south side of the cul-de-sac, with a total queuing area of 2'10"

Since there are sixteen proposed driveways throughout the site, it is not anticipated that more than one vehicle would be queuing at any single entrance, therefore traffic in the public right-of-way would not be affected by this reduction. A traffic impact analysis will be completed to ensure that the throat depth of all driveways comply with the queuing analysis. It is understood that if the queuing analysis requires a greater throat depth, then a revision to this plan will be needed. Similar reductions for other industrial developments have also previously been approved.

Waiver of Development Standards – Dedication of Right-of-Way

This request is for a waiver to not dedicate Ullom Drive and Cameron Street, planned 60-foot local streets, as required by Section 30.52.030 (a)(1)(D). Aside from an unimproved portion of Ullom Drive, approximately 300 feet in length, there are no dedicated portions of Ullom Drive or Cameron Street within the assemblage of 8 parcels. Due to the proposed use of the subject parcels for an industrial development that would utilize an internal network of private drives to provide connectivity throughout the site, the dedication of these streets would not serve any public purpose.

Design Review – Excess Fill

This request is for a Design Review to allow for an excess fill of 7 feet where a 3-foot maximum is allowed per Title 30.32.040-9. The excess fill is needed so that we may match into the existing finished grade of Decatur Boulevard and Serene Avenue and ensure adequate drainage of the site. The impact on the adjacent properties is expected to be negligible.

Design Review – Architecture

This request is for a Design Review of the floor plans and elevations for 10 industrial buildings. The proposed single-story buildings vary in size from 17,498 square feet to 171,042 square feet. The total square footage is 748,288 square feet, with a potential office area of 99,054 square feet. The buildings feature modern exteriors in neutral colors.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Land Planner



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

March 27, 2023

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

Re: Decatur & Richmar
APN: 177-19-301-005, 177-19-302-005, 177-19-302-007, 177-19-302-013, 177-19-305-002,
177-19-306-002, 177-19-402-002, & 177-19-402-006
Justification Letter

To whom it may concern:

On behalf of our client, Epic Development, Taney Engineering is respectfully submitting justification for the following vacations:

Patent Easement Vacations:

This request is to vacate the existing patent easements on the following parcels:

- 177-19-302-005
- 177-19-302-007
- 177-19-401-001
- 177-19-402-002

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Due to the proposed use of the site as an industrial development, the patent easements are no longer necessary.

Right-of-Way Vacations:

This request is to vacate 60-foot portions of Meranto Avenue and Ullom Drive, public right-of-ways conveyed to Clark County. This is requested as the proposed industrial development will not require their dedication.

We are requesting to vacate 5-foot portions of Decatur Boulevard and Serene Avenue, public right-of-ways conveyed to Clark County. This is requested so that a 5-foot detached sidewalk may be constructed along the perimeter of the proposed development.

Resolution Relative to the Acquisition of Rights of Way Vacation:

This request is to vacate a portion of the "Resolution Relative to the Acquisition of Rights of Way". This is requested as the proposed industrial development will not require their dedication.

A legal description, exhibit, and supporting documents for each vacation have been provided with this application for review.



If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremiah Delci-Johnson'. The signature is fluid and cursive, with a large initial 'J' and 'D'.

Jeremiah Delci-Johnson
Land Planner

PLANNER
COPY

10/18/23 BCC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

DECATUR BLVD/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0572-I15 MOUNTAIN, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Silverado Ranch Boulevard, and between Decatur Boulevard and Arville Street; a portion of a right-of-way being Meranto Avenue located between Decatur Boulevard and Arville Street; a portion of a right-of-way being Ullom Drive located between Gary Avenue and Richmar Avenue; a portion of a right-of-way being Decatur Boulevard located between Richmar Avenue and Serene Avenue; a portion of right-of-way being Serene Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Gary Avenue between Decatur Boulevard and Arville Street; and a portion of right-of-way being Richmar Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-301-005; 177-19-302-005; 177-19-302-007; 177-19-302-013; 177-19-305-002; 177-19-306-002; 177-19-402-002; 177-19-402-006

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The proposed vacation of patent easements and various portions of right-of-way is part of a proposed distribution center and warehouse development.

- Ullom Drive is proposed to be vacated between Gary Avenue and Richmar Avenue.
- Meranto Avenue is proposed to be vacated between Decatur Boulevard and the east property line of this development.
- A 5 foot wide portion of Decatur Boulevard is proposed to be vacated to accommodate detached sidewalks.
- A 5 foot wide portion of Serene Avenue is proposed to be vacated to accommodate detached sidewalks.
- A 5 foot wide portion of Gary Avenue is proposed to be vacated to accommodate detached sidewalks.
- A 5 foot wide portion of Richmar Avenue is proposed to be vacated to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0263-10	Waived deed restriction	Approved by PC	August 2010
WS-0455-09	Overlength cul-de-sacs for Richmar Avenue and Gary Avenue	Approved by PC	September 2009
VS-0342-09	Vacated easements and right-of-way	Approved by PC	July 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial; Ranch Estate Neighborhood (up to 2 du/ac); & Business Employment	R-E (RNP-I) & R-E	Single family residential & undeveloped
South	Business Employment	M-D & R-E	Warehouse, undeveloped, & single family residential
East	Business Employment	M-D & R-E	National Guard Readiness Center & undeveloped
West	Business Employment & Neighborhood Commercial	R-E & RND	Single family residential & undeveloped

Related Applications

Application Number	Request
ZC-23-0571	A zone change to reclassify 49.9 acres from R-E to M-D zoning with a waiver for throat depth and design review for office/warehouses, distribution centers and increased finished grade is a companion item on this agenda.
TM-23-500121	A lot industrial subdivision as a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 Richmar Avenue and a county approved cul-de-sac;
- Right-of-way area on Richmar Avenue east of APN 177-19-499-018 is to be privately maintained;
- 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 dedication to back of curb, recordation of 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: JEFF THOMSON

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89148**

25



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0572</u> DATE FILED: <u>8-16-2023</u> PLANNER ASSIGNED: <u>[Signature]</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9-27-2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-18-2023</u> FEE: <u>\$875</u>
--	-----------------------	--

PROPERTY OWNER	NAME: <u>115 Mountain LLC</u>
	ADDRESS: <u>770 East Warm Springs Rd. #235</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-951-5395</u> CELL: <u>n/a</u>
	E-MAIL: <u>jthomson@epicnv.com</u>

APPLICANT	NAME: <u>Epic Development, LLC.</u>
	ADDRESS: <u>770 East Warm Springs Rd. #235</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-951-5395</u> CELL: <u>n/a</u>
	E-MAIL: <u>jthomson@epicnv.com</u>
	REF CONTACT ID #: <u>n/a</u>

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Emily Sidebottom</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u>
	E-MAIL: <u>emilys@taneycorp.com</u>
	REF CONTACT ID #: <u>n/a</u>

ASSESSOR'S PARCEL NUMBER(S): 177-19-302-007, 177-19-301-005, 177-19-302-005, 177-19-302-013, 177-19-306-002, 177-19-401-001, 177-19-402-006, 177-19-402-002

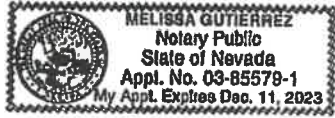
PROPERTY ADDRESS and/or CROSS STREETS: Decatur & Richmar

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

Property Owner (Signature)*

Ladd Gilbert
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 10/24/2022 (DATE)
By Ladd Gilbert
NOTARY PUBLIC: Melissa Gutierrez



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

APR-22-101586



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

August 10, 2023

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

PLANNER
COPY

**Re: Decatur & Richmar
APR-22-101586
APN: 177-19-301-005, 177-19-302-005, 177-19-302-007, 177-19-302-013, 177-19-305-002, 177-19-306-002, 177-19-402-002, & 177-19-402-006
Justification Letter (Revised)**

To whom it may concern:

On behalf of our client, 115 Mountain, LLC, Taney Engineering is respectfully submitting justification for a Tentative Map, Zone Boundary Amendment – Conforming, Special Use Permit, Waivers of Development Standards, and Design Reviews for a proposed industrial development.

Tentative Map:

A tentative map is requested for a 49.87 gross acre industrial subdivision, comprised of 8 existing parcels, located to the south of Serene Avenue, east of Decatur Boulevard, and north of Gary Avenue. The entire site is currently zoned R-E (Rural Estates Residential), with a planned land use of BE (Business Employment).

Off-sites are proposed to be phased for Serene Avenue, Decatur Boulevard, Richmar Avenue, and Gary Avenue. Full off-site improvements will include curb, gutter, detached sidewalk, and streetlights in the following phasing (see Sheet A-1 for phasing map):

- Phase 01: The east half of Decatur Boulevard and a portion of the north half of Richmar Avenue
- Phase 02: A portion of the north half of Richmar Avenue
- Phase 03: The south half of Serene Avenue and the remainder of the north half of Richmar Avenue
- Phase 04: A portion of the south half of Richmar Avenue and a portion of the north half of Gary Avenue
- Phase 05: The remainder of the south half of Richmar Avenue and the remainder of the north half of Gary Avenue

The project site is adjacent to properties with the following zoning categories and planned land use:

- North/South: R-E (Rural Estates Residential); BE (Business Employment); developed and undeveloped
- East: M-D (Designed Manufacturing); BE (Business Employment); developed
- West: R-E (Rural Estates Residential); NC (Neighborhood Commercial); developed and undeveloped

All perimeter landscaping is provided in accordance with Figure 30.64-12 and Figure 30.64-17. A minimum 15-foot landscape buffer, with a detached 5-foot sidewalk, will be located along Serene Avenue, Decatur



Boulevard, Richmar Avenue, and Gary Avenue. All on-site lighting shall be shielded from the adjacent properties to prevent any light trespass.

The number of parking spaces was determined in accordance with Section 30.60.030:

	<u>Required/Provided</u>
• Building A:	66 Spaces/184 Spaces
• Building B:	68 Spaces/96 Spaces
• Building C:	99 Spaces/102 Spaces
• Building D:	89 Spaces/115 Spaces
• Building E:	86 Spaces/185 Spaces
• Building F:	85 Spaces/91 Spaces
• Building G:	27 Spaces/50 Spaces
• Building H:	50 Spaces/51 Spaces
• Building J:	27 Spaces/36 Spaces
• Building K:	44 Spaces/73 Spaces

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Total: 641 Spaces/983 Spaces including 48 mobility impaired accessible spaces

Zone Boundary Amendment – Conforming

This request is to rezone the subject parcels, currently zoned R-E (Rural Estates Residential), to M-D (Designed Manufacturing).

Special Use Permit – Distribution Center

This request is for a Special Use Permit to allow for a distribution center within an M-D (Designed Manufacturing) zoning district. The Special Use Permit is required because of the requests to waive the loading space/dock separation from a residential use and to not provide an intense landscape buffer.

Waiver of Development Standards – Loading Space/Dock Separation from Residential Use

This request is for a waiver to reduce the separation between a distribution center loading space/dock and a residential use to a minimum of 64 feet, where a 150-foot setback is required per Table 30.44-1. The proposed location of the loading spaces/docks for Building F, Building G, and Building H are located 79 feet/125 feet, 64 feet, and 118 feet, respectively, from residential uses. The greatest deviation of 64 feet represents an approximately 43% reduction from the development code. It is not believed that this will have an adverse effect on future development since the adjacent properties, APN: 177-19-402-003 and 177-19-402-004, are currently undeveloped and have a planned land use of BE (Business Employment) and are unlikely to retain their current R-E (Rural Estates Residential) zoning.

Waiver of Development Standards – Intense Landscape Buffer

This request is for a waiver to provide 0 feet of landscaping adjacent to a residential use where an intense landscape buffer is required per Figure 30.64-12. All other landscape buffering requirements are being met or exceeded and this reduction would allow the developer to better utilize the available space for the planned industrial development. It is not believed that this will have an adverse effect on future development since the adjacent properties, APN: 177-19-402-003 and 177-19-402-004, are currently undeveloped and have a planned



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land use of BE (Business Employment) and are unlikely to retain their current R-E (Rural Estates Residential) zoning.

Waiver of Development Standards – Wall Height

This request is for a waiver to allow retaining walls up to heights of 4 feet, where a maximum of 3 feet is allowed per Title 30.64-50 (a)(4). Due to the natural slope and existing grade of the site, in conjunction with the large size of the proposed industrial buildings, retaining walls greater than 3 feet are needed to meet the proposed finished floor elevations. The impact on the adjacent properties is expected to be negligible.

Waiver of Development Standards – Throat Depth (1)

This request is for a waiver of Section 30.52.050 to allow for the following minimum throat depths where 75 feet is required per CCAUSD 222.1:

- Serene Avenue: 11'8" for the east driveway, with a total queueing area of 31'5"
21'9" for the west driveway, with a total queueing area of 49'0"
- Decatur Boulevard: 12'6" for the south driveway, with a total queueing area of 32'6"
13'0" for the north driveway, with a total queueing area of 32'0"
- Richmar Avenue: 30'5" for the driveway between Building A and Building B, with a total queueing area of 64'1"
34'4" for the driveway between Building B and Building C, with a total queueing area of 34'4"
60'6" for the driveway between Building C and Building D, with a total queueing area of 90'
33'0" for the driveway between APN: 177-19-306-003 and Building K, with a total queueing area of 53'9"
- Richmar Avenue (Cul-de-Sac): 12'11" for the driveway on the north side of the cul-de-sac, with a total queueing area of 22'11"

Since there are sixteen proposed driveways throughout the site, it is not anticipated that more than one vehicle would be queuing at any single entrance, therefore traffic in the public right-of-way would not be affected by this reduction. A traffic impact analysis will be completed to ensure that the throat depth of all driveways comply with the queuing analysis. It is understood that if the queuing analysis requires a greater throat depth, then a revision to this plan will be needed. Similar reductions for other industrial developments have also previously been approved.

Waiver of Development Standards – Throat Depth (2)

This request is for a waiver of Section 30.52.050 to allow for the following minimum throat depths where 25 feet is required per CCAUSD 222.1:

- Gary Avenue: 12'4" for the driveway between APN: 177-19-402-004 and Building G, with a total queucing area of 37'4"



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24'1" for the driveway between Building G and Building H, with a total queuing area of 53'8"

- Richmar Avenue (Cul-de-Sac): 2'10" for driveway on the south side of the cul-de-sac, with a total queuing area of 2'10"

Since there are sixteen proposed driveways throughout the site, it is not anticipated that more than one vehicle would be queuing at any single entrance, therefore traffic in the public right-of-way would not be affected by this reduction. A traffic impact analysis will be completed to ensure that the throat depth of all driveways comply with the queuing analysis. It is understood that if the queuing analysis requires a greater throat depth, then a revision to this plan will be needed. Similar reductions for other industrial developments have also previously been approved.

Waiver of Development Standards – Dedication of Right-of-Way

This request is for a waiver to not dedicate Ullom Drive and Cameron Street, planned 60-foot local streets, as required by Section 30.52.030 (a)(1)(D). Aside from an unimproved portion of Ullom Drive, approximately 300 feet in length, there are no dedicated portions of Ullom Drive or Cameron Street within the assemblage of 8 parcels. Due to the proposed use of the subject parcels for an industrial development that would utilize an internal network of private drives to provide connectivity throughout the site, the dedication of these streets would not serve any public purpose.

Design Review – Excess Fill

This request is for a Design Review to allow for an excess fill of 7 feet where a 3-foot maximum is allowed per Title 30.32.040-9. The excess fill is needed so that we may match into the existing finished grade of Decatur Boulevard and Serene Avenue and ensure adequate drainage of the site. The impact on the adjacent properties is expected to be negligible.

Design Review – Architecture

This request is for a Design Review of the floor plans and elevations for 10 industrial buildings. The proposed single-story buildings vary in size from 17,498 square feet to 171,042 square feet. The total square footage is 748,288 square feet, with a potential office area of 99,054 square feet. The buildings feature modern exteriors in neutral colors.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Land Planner



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

December 15, 2022

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

Re: Decatur & Richmar
APN: 177-19-301-005, 177-19-302-005, 177-19-302-007, 177-19-302-013, 177-19-305-002,
177-19-306-002, 177-19-402-002, & 177-19-402-006
Tentative Map Hold Request

To whom it may concern:

Taney Engineering realizes that the Tentative Map will not be acted on within NRS time frames. On behalf of our client, I15 Mountain, LLC, we respectfully request that the Tentative Map is submitted concurrently with our other land use applications (Zone Boundary Amendment – Conforming, Vacation, Waiver of Development Standards, and Design Review).

Thank you for your attention to this request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Johnson
Land Planner

10/18/23 BCC AGENDA SHEET

INDUSTRIAL SUBDIVISION
(TITLE 30)

DECATUR BLVD/SERENE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500121-I15 MOUNTAIN, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 49.9 acres in an M-D (Designed Manufacturing) and an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the south side of Serene Avenue and the east side of Decatur Boulevard within Enterprise. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:
177-19-301-005; 177-19-302-005; 177-19-302-007; 177-19-302-013; 177-19-305-002; 177-19-306-002; 177-19-402-002; 177-19-402-006

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 9380 Decatur Boulevard (portion)
- Site Acreage: 49.9
- Number of Lots/Units: 1
- Project Type: Industrial subdivision for office/warehouses and distribution centers

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0263-10	Waived deed restriction	Approved by PC	August 2010
WS-0455-09	Overlength cul-de-sacs for Richmar Avenue and Gary Avenue	Approved by PC	September 2009
VS-0342-09	Vacated easements and right-of-way	Approved by PC	July 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial; Ranch Estates Neighborhood (up to 2 du/ac); & Business Employment	R-E (RNP-I) & R-E	Single family residential & undeveloped
South	Business Employment	M-D & R-E	Warehouse, undeveloped, & single family residential
East	Business Employment	M-D & R-E	National Guard Readiness Center & undeveloped
West	Business Employment & Neighborhood Commercial	R-E & RUD	Single family residential & undeveloped

Related Applications

Application Number	Request
ZC-23-0571	A request to reclassify 49.9 acres from R-E to M-D zoning with waiver for throat depth and design review for office/warehouses, distribution centers and increased finished grade is a companion item on this agenda.
VS-23-0572	A request to vacate rights-of-way and easements a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 55 feet to the back of curb for Richmar Avenue and a county approved cul-de-sac;
- Right-of-way area on Richmar Avenue east of APN 177-19-499-018 is to be privately maintained;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur Boulevard improvement project.
- 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; that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that future Capital Improvement Project (CIP) will prohibit left in/ left out along the Richmar Avenue alignment.

Comprehensive Planning - 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 #0307-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JEFF THOMSON

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 98118

26



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	TM-23-500121	DATE FILED: 8-16-2023
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		APP. NUMBER:	PLANNER ASSIGNED: <u>[Signature]</u>
		TAB/CAC: Enterprise	
		PC MEETING DATE: _____	
		BCC MEETING DATE: 10-18-2023	
		FEE: \$750	

PROPERTY OWNER	NAME: 115 Mountain LLC
	ADDRESS: 770 East Warm Springs Rd. #235
	CITY: Las Vegas
	STATE: NV ZIP: 89119
	TELEPHONE: 702-951-5395
	CELL: n/a
	E-MAIL: jlthomson@epicnv.com

APPLICANT	NAME: Epic Development, LLC.
	ADDRESS: 770 East Warm Springs Rd. #235
	CITY: Las Vegas
	STATE: NV ZIP: 89119
	TELEPHONE: 702-951-5395
	CELL: n/a
	E-MAIL: jlthomson@epicnv.com
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: Taney Engineering Attn: Emily Sidebottom
	ADDRESS: 6030 S. Jones Blvd.
	CITY: Las Vegas
	STATE: NV ZIP: 89118
	TELEPHONE: 702-362-8844
	CELL: n/a
	E-MAIL: emilys@taneycorp.com
	REF CONTACT ID #: n/a

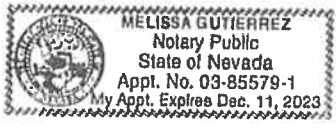
ASSESSOR'S PARCEL NUMBER(S): 177-19-302-007 177-19-301-005, 177-19-302-005, 177-19-302-013, 177-19-306-002, 177-19-401-001, 177-19-402-006, 177-19-402-002

PROPERTY ADDRESS and/or CROSS STREETS: Decatur & Richmar
 TENTATIVE MAP NAME: Decatur & Richmar

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

Property Owner (Signature)* [Signature]
 Property Owner (Print) Ladd Gilbert

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 10/24/2022 (DATE)
 By Ladd Gilbert
 NOTARY PUBLIC: Melissa Gutierrez



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

APR - 22 - 101586



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

August 10, 2023

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

PLANNER
COPY

**Re: Decatur & Richmar
APR-22-101586
APN: 177-19-301-005, 177-19-302-005, 177-19-302-007, 177-19-302-013, 177-19-305-002, 177-19-306-002, 177-19-402-002, & 177-19-402-006
Justification Letter (Revised)**

To whom it may concern:

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Off-sites are proposed to be phased for Serene Avenue, Decatur Boulevard, Richmar Avenue, and Gary Avenue. Full off-site improvements will include curb, gutter, detached sidewalk, and streetlights in the following phasing (see Sheet A-1 for phasing map):

- Phase 01: The east half of Decatur Boulevard and a portion of the north half of Richmar Avenue
- Phase 02: A portion of the north half of Richmar Avenue
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The project site is adjacent to properties with the following zoning categories and planned land use:

- North/South: R-E (Rural Estates Residential); BE (Business Employment); developed and undeveloped
- East: M-D (Designed Manufacturing); BE (Business Employment); developed
- West: R-E (Rural Estates Residential); NC (Neighborhood Commercial); developed and undeveloped

All perimeter landscaping is provided in accordance with Figure 30.64-12 and Figure 30.64-17. A minimum 15-foot landscape buffer, with a detached 5-foot sidewalk, will be located along Serene Avenue, Decatur



Boulevard, Richmar Avenue, and Gary Avenue. All on-site lighting shall be shielded from the adjacent properties to prevent any light trespass.

The number of parking spaces was determined in accordance with Section 30.60.030:

	<u>Required/Provided</u>
• Building A:	66 Spaces/184 Spaces
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• Building D:	89 Spaces/115 Spaces
• Building E:	86 Spaces/185 Spaces
• Building F:	85 Spaces/91 Spaces
• Building G:	27 Spaces/50 Spaces
• Building H:	50 Spaces/51 Spaces
• Building J:	27 Spaces/36 Spaces
• Building K:	44 Spaces/73 Spaces

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COPY

Total: 641 Spaces/983 Spaces including 48 mobility impaired accessible spaces

Zone Boundary Amendment – Conforming

This request is to rezone the subject parcels, currently zoned R-E (Rural Estates Residential), to M-D (Designed Manufacturing).

Special Use Permit – Distribution Center

This request is for a Special Use Permit to allow for a distribution center within an M-D (Designed Manufacturing) zoning district. The Special Use Permit is required because of the requests to waive the loading space/dock separation from a residential use and to not provide an intense landscape buffer.

Waiver of Development Standards – Loading Space/Dock Separation from Residential Use

This request is for a waiver to reduce the separation between a distribution center loading space/dock and a residential use to a minimum of 64 feet, where a 150-foot setback is required per Table 30.44-1. The proposed location of the loading spaces/docks for Building F, Building G, and Building H are located 79 feet/125 feet, 64 feet, and 118 feet, respectively, from residential uses. The greatest deviation of 64 feet represents an approximately 43% reduction from the development code. It is not believed that this will have an adverse effect on future development since the adjacent properties, APN: 177-19-402-003 and 177-19-402-004, are currently undeveloped and have a planned land use of BE (Business Employment) and are unlikely to retain their current R-E (Rural Estates Residential) zoning.

Waiver of Development Standards – Intense Landscape Buffer

This request is for a waiver to provide 0 feet of landscaping adjacent to a residential use where an intense landscape buffer is required per Figure 30.64-12. All other landscape buffering requirements are being met or exceeded and this reduction would allow the developer to better utilize the available space for the planned industrial development. It is not believed that this will have an adverse effect on future development since the adjacent properties, APN: 177-19-402-003 and 177-19-402-004, are currently undeveloped and have a planned



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land use of BE (Business Employment) and are unlikely to retain their current R-E (Rural Estates Residential) zoning.

Waiver of Development Standards – Wall Height

This request is for a waiver to allow retaining walls up to heights of 4 feet, where a maximum of 3 feet is allowed per Title 30.64-50 (a)(4). Due to the natural slope and existing grade of the site, in conjunction with the large size of the proposed industrial buildings, retaining walls greater than 3 feet are needed to meet the proposed finished floor elevations. The impact on the adjacent properties is expected to be negligible.

Waiver of Development Standards – Throat Depth (1)

This request is for a waiver of Section 30.52.050 to allow for the following minimum throat depths where 75 feet is required per CCAUSD 222.1:

- Serene Avenue: 11'8" for the east driveway, with a total queueing area of 31'5"
21'9" for the west driveway, with a total queueing area of 49'0"
- Decatur Boulevard: 12'6" for the south driveway, with a total queueing area of 32'6"
13'0" for the north driveway, with a total queueing area of 32'0"
- Richmar Avenue: 30'5" for the driveway between Building A and Building B, with a total queueing area of 64'1"
34'4" for the driveway between Building B and Building C, with a total queueing area of 34'4"
60'6" for the driveway between Building C and Building D, with a total queueing area of 90'
33'0" for the driveway between APN: 177-19-306-003 and Building K, with a total queueing area of 53'9"
- Richmar Avenue (Cul-de-Sac): 12'11" for the driveway on the north side of the cul-de-sac, with a total queueing area of 22'11"

Since there are sixteen proposed driveways throughout the site, it is not anticipated that more than one vehicle would be queuing at any single entrance, therefore traffic in the public right-of-way would not be affected by this reduction. A traffic impact analysis will be completed to ensure that the throat depth of all driveways comply with the queuing analysis. It is understood that if the queuing analysis requires a greater throat depth, then a revision to this plan will be needed. Similar reductions for other industrial developments have also previously been approved.

Waiver of Development Standards – Throat Depth (2)

This request is for a waiver of Section 30.52.050 to allow for the following minimum throat depths where 25 feet is required per CCAUSD 222.1:

- Gary Avenue: 12'4" for the driveway between APN: 177-19-402-004 and Building G, with a total queueing area of 37'4"



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24'1" for the driveway between Building G and Building H, with a total queuing area of 53'8"

- Richmar Avenue (Cul-de-Sac): 2'10" for driveway on the south side of the cul-de-sac, with a total queuing area of 2'10"

Since there are sixteen proposed driveways throughout the site, it is not anticipated that more than one vehicle would be queuing at any single entrance, therefore traffic in the public right-of-way would not be affected by this reduction. A traffic impact analysis will be completed to ensure that the throat depth of all driveways comply with the queuing analysis. It is understood that if the queuing analysis requires a greater throat depth, then a revision to this plan will be needed. Similar reductions for other industrial developments have also previously been approved.

Waiver of Development Standards – Dedication of Right-of-Way

This request is for a waiver to not dedicate Ullom Drive and Cameron Street, planned 60-foot local streets, as required by Section 30.52.030 (a)(1)(D). Aside from an unimproved portion of Ullom Drive, approximately 300 feet in length, there are no dedicated portions of Ullom Drive or Cameron Street within the assemblage of 8 parcels. Due to the proposed use of the subject parcels for an industrial development that would utilize an internal network of private drives to provide connectivity throughout the site, the dedication of these streets would not serve any public purpose.

Design Review – Excess Fill

This request is for a Design Review to allow for an excess fill of 7 feet where a 3-foot maximum is allowed per Title 30.32.040-9. The excess fill is needed so that we may match into the existing finished grade of Decatur Boulevard and Serene Avenue and ensure adequate drainage of the site. The impact on the adjacent properties is expected to be negligible.

Design Review – Architecture

This request is for a Design Review of the floor plans and elevations for 10 industrial buildings. The proposed single-story buildings vary in size from 17,498 square feet to 171,042 square feet. The total square footage is 748,288 square feet, with a potential office area of 99,054 square feet. The buildings feature modern exteriors in neutral colors.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Land Planner

ENTERPRISE BUDGET REQUESTS 2023-2024

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 244,000+ citizens in Enterprise.*
 - *Enterprise population in 2000 was approximately 14,000*
 - *Enterprise population in 2010 was approximately 108,000*
 - *Enterprise population in 2020 was approximately 214,000*
- *Enterprise covers 67 sq. miles.*
- *Residential uses are increasing rapidly.*
 - *Higher density, multifamily projects are being built or planned.*
 - *Lower density land use is being replaced with higher density land use.*

Significant connectivity barriers

- *South of CC215, arterial roads are spaced every two miles. The standard is one every mile.*
- *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. All 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.*
 - *Local road vacations have reduced alternate traffic routes.*
 - *Public transportation, where available, is oriented north/south*
- *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

ENTERPRISE BUDGET REQUESTS 2023-2024

County Major Facilities

- **Priority #1: Enterprise Community Centers**
 - There are currently no recreational centers and/or aquatic facilities for the 244,000+ people living in Enterprise.
 - The Mountain's Edge Recreational Center and aquatic facility should be moved up on the priority list and be funded.
 - Recreation Center at Silverado Ranch Park is funded and out for bid.
 - Completion maybe late 2023
 - Recreation Center at Silverado Ranch Park improvements:
 - Dog park recently renovated;
 - Upgraded LED lighting thought the park is funded.

- **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.
 - Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\Dunneville.
 - Add to County's Community Park CIP list.
 - Lack of effective east/west public transportation.
 - Traffic density higher than seniors are comfortable driving in.
 - A senior room is included in the Recreation Center at Silverado Ranch Park.
 - The senior room is a start to fill the need for senior services east of I-15.
 - Reserve an additional 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 244,000+ people living in Enterprise.
 - Aquatic facilities are needed in Enterprise eastern and western locations.
 - Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\Dunneville.
 - Add aquatic facilities to funding list for community parks.
 - 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 an aquatic facility east of I-15.
 - Drive time is too long from east of I-15 for a western aquatic facility.

Update Priorities # 1, 2 & 3: Parks and Recreation agrees that there is a need for Community, Recreation and Senior Centers in the Enterprise Area. Parks and Recreation has had and continues to have these facilities listed in our capital and long-range plans in the southwest. They bring these up whenever there is an opportunity. Facilities like these will require substantial investment. These kinds of capital dollars are challenging to come by, however Parks and Recreation will continue to pursue these needed amenities in Enterprise and the Southwest Valley.

ENTERPRISE BUDGET REQUESTS 2023-2024

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.**
 - Fund at least two additional parks.
 - 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 610+ 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, every year, is needed to meet the County standard.
 - Each year the ratio of park acres per 1,000 population is declining in Enterprise.
 - Southwest Ridge Park and Trailhead (176-18-301-012) opened September 30, 2022.
 - Le Baron and Lindell (APN 176-25-201-020) funded, design completed and very close to being put out to bid.
 - Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - Serene and Jones (176-24-201-046) - 10-acre- 2015 estimate \$10,959,220 needs to be updated. Ranks #6.
 - Valley View and Pyle – 10 acres, 2015 estimate \$12,399,940 needs to be updated– ranked #9 up from 13 last year.
 - Cactus and Torrey Pines – 10 acres, 2015 estimate \$9,079,645 needs to be updated – ranked #14 up from 21 last year.
 - LeBaron & Rainbow (176-27-601-011) – 20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked # 27

Update: As mentioned Clark County has recently completed the Southwest Ridge Park and Trailhead as a SNPLMA project. The County is currently in construction on the Le Baron and Lindell 10-acre neighborhood park, funded with Park Bond money. The other four neighborhood park remain on our CIP list with Comprehensive Planning and RPM. Currently, we know there are discussions between the Commissioner and Mtns Edge HOA on the development of Helen Stewart Park, located at Erie and Montessori (APN 17634601013). Additionally, Comprehensive Planning has been funded and hired a planning firm to assist in developing a new Parks and Recreation Plan that will identify the needs in the Southwest and determine new priorities for the future park parcels we currently maintain.

- **Priority #2: Reserve and add to the CIP list a 30-acre community park bounded by Valley View Blvd, Serene Ave, Arville St and Agate Ave.**
 - Currently, there are 66 acres, APN 177-19-601-003 identified for public use.
 - This land is centrally located in an area that does not have any parks between Dean Martin and Decatur
 - Each year the ratio of park acres per 1,000 population is declining in Enterprise.
 - 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 610+ 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, every year, is needed to meet the County standard.

Update: Clark County currently has reservations or BLM Leases on some larger parcels in Enterprise, including 30 acres at Windmill and Duneville (17612401029); 20 acres at Cougar and Belcastro (17615701035); 25 acres at Riley and Ford (17617801024). At this time we are not pursuing any additional parcels. The parcel mentioned, 17719601003, is currently controlled by the Department of Aviation.

Overall, Parks and Recreation continues to build new parks in the Southwest and will continue to pursue additional park development opportunities when they present themselves.

ENTERPRISE BUDGET REQUESTS 2023-2024

ADVANCED PLANNING

Priority #1: Study and develop a plan to use electrical transmission easements for multi-modal trail system throughout Enterprise.

- 60 to 100 ft electrical transmission easements exist throughout Enterprise.
- Many areas of Enterprise are connected via the electrical transmission easements.
- Obtain permission to use electrical transmission easements for multi-modal trails.
- Identify funding sources for the multi-modal trail system.
- Design multi-modal trail system throughout Enterprise using Highlands Ranch Trail Agreement example.

Update: The Advanced Planning project you noted in the attached is not on our workplan.

There is a workplan item called the Spencer Greenway Trail which originated from the Southern Nevada's Strong (SNS) regional planning process and has ties to the Maryland Parkway Overlay efforts. This dates back to about 2013-2015. This effort would accomplish a trail system within NV Energy utility corridor. At this point in the process, we are (still) waiting for NV Energy to complete their pole consolidation study before we can really start any planning efforts in this corridor.

The Board of County Commissioners has not directed this department to initiate a study and develop a plan to use electrical transmission easements for multi-modal trail system throughout Enterprise. If/when the Board directs staff to initiate an area or region wide study and develop a plan, we will add it to our workplan to complete. Installing a pathway system down electrical transmission easements has been a condition of some projects in the southwest, but this has not been consistently required of all projects with transmission lines nor has been required on an area wide basis.

ENTERPRISE BUDGET REQUESTS 2023-2024

Public Works

- **Priority #1: Connect Cactus Ave from Buffalo Drive to Durango**
 - Construction should start fall 2022 to be completed in 9 months.
 - This project should be developed as rapidly as possible.
 - South of CC 215, there are only three roads that could provide arterial east/west travel routes.
 - South of CC 215, significant residential development west of Fort Apache Rd will require alternate route(s) to Blue Diamond Rd for east/west traffic flow.

Update: Under construction, estimated completion summer 2024

- **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.

Update: Construction contract awarded. Construction to start in 1st quarter 2024.

- **Priority #3: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.**
 - Design is at 60%.
 - The design should be completed by spring of 2023.
 - Build according to proposed plan including signalize horse crossing at Arville St.
 - No out to bid or construction date given.
 - Warm Springs Rd is a two-lane road from Dean Martin Dr to Decatur Blvd.
 - South of CC 215, there are only three arterials that could provide arterial east/west travel routes.
 - Traffic is significantly increasing on Warm Springs Rd with frequent backups at Decatur Blvd.
 - 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.

Update: Design is at 90%. Clark County Water Reclamation District added sewer to the project, design of 12" main in Warm Springs from Decatur to Dean Martin at 10%.

- **Priority #4: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.**
 - Use the plan drawn up by Traffic Management. See attached diagram.
 - The Cougar Ave connector from Dean Martin to Valley View Blvd is an excellent idea.
 - Install S Island as depicted in the attached Traffic Management diagram. (See Attachment 1)
 - The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
 - 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.
 - Valley View Blvd will serve as the area's arterial road.
 - Dean Martin Dr was downgraded to a collector road.
 - Dean Martin Dr is developed to rural standards south of the Silverton to Silverado Ranch Blvd.

Update: Design just started, should have final design by end of year

ENTERPRISE BUDGET REQUESTS 2023-2024

- **Priority #5: Mitigate traffic on Dean Martin Dr between the Wigwam Ave and Silverado Ranch Blvd.**
 - Reduce Dean Martin to a local road from Wigwam to Silverado Ranch Blvd.
 - Install single lane traffic circles at Dean Martin Dr and:
 - Ford Ave
 - Raven Ave
 - Richmar Ave
 - Cut-through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
 - Dean Martin Dr was downgraded to collector road status.
 - Valley View Blvd will serve as the area's arterial road.
 - The connection to Valley View Blvd via Cougar Ave is an excellent idea.
 - As the Silverton Casino grows, the traffic into the RNP-1 has increased.

Update: Evaluated but right of way is lacking
- **Priority #6 Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100**
 - Valley View Blvd will serve as the area's arterial road to serve the eastern part of Southern Highlands.
 - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
 - West of Valley View Blvd are several large R-2 housing developments.
 - Dean Martin Dr was downgraded to collector road status.

Update: It is currently not on the 10 year plan
- **Priority #7 Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.**
 - Additional east/west routes are needed to help relieve traffic congestion south of CC215.
 - Work with NDOT for a bridge to cross I-15
 - Begin working with the UPRR for above or below grade crossing.
 - The continued development in Enterprise will overwhelm the arterials south of CC215.
 - When the disposal boundary is expanded additional east/west routes will be needed.
 - South of CC 215, there are only three roads that could provide arterial east/west travel routes.

Update: Start design in 2025-2026
- **Priority #8 Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.**
 - Design and fund above or below grade crossing at UPRR tracks.
 - Begin working with the UPRR for above or below grade crossing.
 - Additional east/west routes are needed to help relieve traffic congestion south of CC215.
 - The continued development in Enterprise will overwhelm the arterials south of CC215.
 - When the disposal boundary is expanded additional east/west routes will be needed.
 - South of CC 215, there are only three roads that could provide arterial east/west travel routes.

Update: Start design in 2031-2032
- **Priority #9: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**
 - Included on a list as a future project for Rainbow Blvd.
 - 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 charter school.
 - Traffic flow on Rainbow Blvd is being hindered by school traffic.
 - The current local/collector roads cannot accommodate peak traffic.

Update: Under design

ENTERPRISE BUDGET REQUESTS 2023-2024

- **Priority #10: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**
 - Included on a list as a future project for Rainbow Blvd.
 - Additional ROW is needed.
 - We can include it in our Rainbow widening project from Warm Springs to Blue Diamond.
 - Needed to mitigate school traffic congestion.
 - Need to accommodate the traffic flow being generated by the high school and charter school.
 - Traffic flow on Rainbow Blvd is being hindered by school traffic.
 - The current local/collector roads cannot accommodate the peak traffic.

Update: Under design

ENTERPRISE BUDGET REQUESTS 2023-2024

Attachment 1



PRELIMINARY
 CONSTRUCTION PLAN

**CAMERO AVENUE
 AT VALLEY VIEW BOULEVARD
 CONSTRUCTION PLAN**
 CLARK COUNTY, NEVADA, DEPARTMENT OF PUBLIC WORKS

PROJECT NO. 2023-0411
 DATE: 08/20/23

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 08/20/23

SHEET NO. EX-1
 TOTAL SHEETS: 1

PROJECT NO. 2023-0411
 DATE: 08/20/23