



ENTERPRISE TOWN ADVISORY BOARD

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

October 13, 2021

6:00pm

AGENDA

Note:

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

Board/Council Members: David Chestnut - Chair
Tanya Behm

Barris Kaiser – Vice Chair
Joseph Throneberry

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

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

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

- III. Approval of Minutes for September 29, 2021. (For possible action)
- IV. Approval of the Agenda for October 13, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **ZC-21-0409-GRAGSON-CACTUS II INVESTMENTS:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone and an M-1 (Light Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; 2) access to a local street; 3) allow overhead doors to be visible from a public street; and 4) driveway geometrics.
DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade. Generally located on the north side of Pebble Road and the east side of El Camino Road within Enterprise (description on file). JJ/sd/jo (For possible action) **10/06/21 BCC**
- 2. **VS-21-0464-GRAGSON-CACTUS II INVESTMENTS:**
VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Bronco Street, and Pebble Road and Torino Avenue (alignment) within Enterprise (description on file). JJ/nr/jd (For possible action) **10/19/21 PC**
- 3. **NZC-21-0522-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ETAL:**
ZONE CHANGE to reclassify 14.6 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) landscaping; and 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Dean Martin Drive and the north side of Serene Avenue within Enterprise (description on file). JJ/md/jd (For possible action) **11/02/21 PC**
- 4. **VS-21-0523-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between I-15 and Dean Martin Drive, and between Serene Avenue and Agate Avenue (alignment); and a portion of a right-of-way being Vicki Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/md/jd (For possible action) **11/02/21 PC**
- 5. **TM-21-500149-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:**
TENTATIVE MAP consisting of 96 residential lots and common lots on 14.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Dean Martin Drive and the north side of Serene Avenue within Enterprise. JJ/md/jd (For possible action) **11/02/21 PC**

6. **PA-21-700003-SUN WEST LTD, ET AL:**
PLAN AMENDMENT to amend Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan by removing a portion of an 80 foot right-of-way being Grand Canyon Drive (alignment). Generally located on Grand Canyon Drive (alignment) between Pebble Road and Ford Avenue. JJ/gc (For possible action) **11/02/21 PC**

7. **UC-21-0512-SUN WEST LTD:**
USE PERMIT to allow an accessory structure (garage) prior to a principal residence.
DESIGN REVIEW for finished grade in conjunction with an accessory structure on 3.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Pebble Road and Grand Canyon Drive (alignment) within Enterprise. JJ/jor/jo (For possible action) **11/02/21 PC**

8. **VS-21-0513-SUN WEST LTD:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road and between Grand Canyon Drive (alignment) and Park Street (alignment), and portions of right-of-way being Pebble Road located between Park Street (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/jor/jo (For possible action) **11/02/21 PC**

9. **UC-21-0483-STEVENSON-KALE FAMILY TRUST ETAL & STEVENSON SHAINÉ TRS:**
USE PERMIT to allow more than 1 accessory apartment or casita in conjunction with an existing single family residence on 0.7 acres within an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Rancho Destino Road, 200 feet south of Siddall Avenue within Enterprise. MN/sd/jd (For possible action) **11/02/21 PC**

10. **UC-21-0487-1263 SILVERADO, LLC:**
USE PERMITS for the following: **1)** reduce the separation from a supper club to a residential use; **2)** eliminate the pedestrian access around the perimeter of outside dining and drinking; **3)** allow primary access to outside dining and drinking to not be from within the supper club; and **4)** allow a hookah lounge.
DESIGN REVIEW for a supper club with outside dining and drinking and a hookah lounge within an existing shopping center on a portion of 3.1 acres in a C-2 (Commercial General) Zone. Generally located on the east side of Maryland Parkway, south of Silverado Ranch Boulevard within Enterprise. MN/jvm/jd (For possible action) **11/02/21 PC**

11. **UC-21-0503-D3 PROPERTY GROUP, LLC:**
USE PERMITS for the following: **1)** allow an accessory building to exceed one half the footprint of the principal dwelling; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive applicable design standards on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Cameron Street and the north side of Maulding Avenue within Enterprise. MN/rk/jd (For possible action) **11/02/21 PC**

12. **UC-21-0520-FULL THROTTLE REAL ESTATE, LLC:**
USE PERMITS for the following: 1) allow 2 accessory apartments; 2) increase the overall area of an accessory apartment; 3) increase the footprint of an accessory structure; and 4) allow an accessory structure to not be architecturally compatible in conjunction with an existing single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Raven Avenue, 253 feet west of Decatur Boulevard within Enterprise. JJ/jor/jo (For possible action) 11/02/21 PC
13. **UC-21-0524-RAINEY HILARY ELIZABETH & JAMES DANIEL:**
USE PERMITS for the following: 1) allow an accessory structure not architecturally compatible with the principal building; and 2) waive design standards in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Gary Avenue, approximately 280 feet east of Tenaya Way within Enterprise. JJ/sd/jd (For possible action) 11/02/21 PC
14. **VS-21-0486-GONZALEZ FAMILY REVOCABLE LIVING TRUST & GONZALEZ RAYMOND & ALEXANDRA N TRS:**
VACATE AND ABANDON portions of a right-of-way being Meranto Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/lm/jo (For possible action) 11/02/21 PC
15. **VS-21-0509-HARSCH INVESTMENT PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way and between Lindell Road and Duneville Street (alignment) within Enterprise (description on file). MN/rk/jd (For possible action) 11/02/21 PC
16. **ET-21-400139 (UC-19-0465)-CHURCH THE ROCK:**
USE PERMIT FIRST EXTENSION OF TIME for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) allow modified driveway design standards; and 3) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
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 southwest corner of Pebble Road and Edmond Street within Enterprise. JJ/sd/jo (For possible action) 11/03/21 BCC
17. **ET-21-400148 (VS-18-0432)-NEVADA POWER COMPANY:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Badura Avenue and Warm Springs Road within Enterprise (description on file). MN/jor/jo (For possible action) 11/03/21 BCC

18. **ZC-21-0496-STIMSON, CHRISTOPHER:**
ZONE CHANGE to reclassify 7.6 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for a planned unit development (townhomes).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) alternative private street sections; and 3) alternative residential driveway geometrics.
DESIGN REVIEWS for the following: 1) a planned unit development (townhomes); and 2) finished grade. Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise (description on file). JJ/jt/jo (For possible action) **11/03/21 BCC**
19. **VS-21-0497-STIMSON, CHRISTOPHER:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue, and between Crisman Ridge Street and Arville Street, and portion of a right-of-way being Silverado Ranch Boulevard located between Crisman Ridge Street and Arville Street, and a portion of right-of-way being Arville Street located between Silverado Ranch Boulevard and Landberg Avenue within Enterprise (description on file). JJ/jt/jo (For possible action) **11/03/21 BCC**
20. **TM-21-500143-STIMSON, CHRISTOPHER:**
TENTATIVE MAP consisting of 87 lots and common lots on 7.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/jt/jo (For possible action) **11/03/21 BCC**
21. **WS-21-0525-LMG LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise. MN/md/jd (For possible action) **11/03/21 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: October 27, 2021 at 6:00 pm.

X. Adjournment.

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

Windmill Library – 7060 W. Windmill Lane

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

September 29, 2021

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT Joseph Throneberry PRESENT	Barris Kaiser, Vice Chair PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT	

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

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

Brady Bernhart, 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 September 15, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as amended for September 15, 2021

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

IV. Approval of Agenda for September 29, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

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

13. VS-21-0464-GRAGSON-CACTUS II INVESTMENTS:

5. NZC-21-0458-TADANO WAKIMOTO TRUST & TADANO GARY TRS:

6. VS-21-0459-TADANO WAKIMOTO TRUST & TADANO GARY TRS:

7. TM-21-500136-TADANO WAKIMOTO TRUST & TADANO GARY TRS:

8. NZC-21-0462-PEBBLE ROAD TRUST:

9. VS-21-0463-PEBBLE ROAD TRUST:

10. TM-21-500138-PEBBLE ROAD TRUST:

15. VS-21-0480-DONG KUO & MO CHUN FAMILY TRUST & DONG KUO & MO CHUN TRS:

16. WS-21-0481-DONG KUO & MO CHUN FAMILY TRUST & DONG KUO & MO CHUN TRS:

V. Informational Items

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

- NONE

VI. Planning & Zoning

1. **UC-21-0430-DONNER KEVIN:**

USE PERMITS for the following: **1)** allow accessory structures without a principal use; and **2)** allow nondecorative metal siding within the urban area in conjunction with accessory structures (cargo containers) on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 140 feet north of Pebble Road and 142 feet west of Dean Martin Drive within Enterprise. JJ/nr/jo (For possible action) **10/05/21 PC**

Motion by Tanya Behm

Action: **DENY**

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

2. **DR-21-0499-SCRIMA, PAUL & LORI:**

DESIGN REVIEW for finished grade in conjunction with a single family residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Agate Avenue, 180 feet west of Cameron Street within Enterprise. JJ/bb/jo (For possible action) **10/06/21 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

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

3. **WS-21-0413-P S L V R E, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEWS** for the following: **1)** proposed office/warehouse building; and **2)** finished grade on 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Sunset Road, 270 feet west of Westwind Road within Enterprise (description on file). MN/rk/jo (For possible action) **10/06/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per plans presented with one driveway

ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.
Eastern redundant wall to meet county standards.

Per staff conditions.

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

4. **ZC-21-0409-GRAGSON-CACTUS II INVESTMENTS:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone and an M-1 (Light Manufacturing) Zone to an M-D (Designed Manufacturing) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** attached sidewalks; **2)** access to a local street; **3)** allow overhead doors to be visible from a public street; and **4)** driveway geometrics. **DESIGN REVIEWS** for the following: **1)** office/warehouse facility; and **2)** finished grade. Generally located on the north side of Pebble Road and the east side of El Camino Road within Enterprise (description on file). JJ/sd/jo (For possible action) **10/06/21 BCC**

Motion by David Chestnut

Action: **HOLD - APPROVE** applicants' request to **HOLD** until the Enterprise TAB meeting on October 13, 2021, to consult with the owner.

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

5. **NZC-21-0458-TADANO WAKIMOTO TRUST & TADANO GARY TRS:**
ZONE CHANGE to reclassify 7.3 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone. **WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements (streetlights) along a public street. **DESIGN REVIEWS** for the following: **1)** proposed single family residential development; and **2)** finished grade. Generally located on the north side of Pyle Avenue and the east side of Rancho Destino Road within Enterprise (description on file). MN/rk/jd (For possible action) **10/19/21 PC**

Motion by David Chestnut

Action: **DENY**

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

6. **VS-21-0459-TADANO WAKIMOTO TRUST & TADANO GARY TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Wellspring Avenue (alignment), and between Rancho Destino Road and Gilespie Street and a portion of a right-of-way being Pyle Avenue located between Rancho Destino Road and Gilespie Street and a portion of Gilespie Street located between Pyle Avenue and Wellspring Avenue (alignment) within Enterprise (description on file). MN/rk/jd (For possible action) **10/19/21 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

7. **TM-21-500136-TADANO WAKIMOTO TRUST & TADANO GARY TRS:**
TENTATIVE MAP consisting of 24 single family residential lots and common lots on 7.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pyle Avenue and the east side of Rancho Destino Road within Enterprise. MN/rk/jd (For possible action) **10/19/21 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

8. **NZC-21-0462-PEBBLE ROAD TRUST:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the south side of Pebble Road, 700 feet west of Fort Apache Road within Enterprise (description on file). JJ/md/jd (For possible action) **10/19/21 PC**

Motion by David Chestnut
Action **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

9. **VS-21-0463-PEBBLE ROAD TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue, and between Fort Apache Road and Park Street within Enterprise (description on file). JJ/md/jd (For possible action) **10/19/21 PC**

Motion by David Chestnut
Action **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

10. **TM-21-500138-PEBBLE ROAD TRUST:**
TENTATIVE MAP consisting of 19 residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, 700 feet west of Fort Apache Road within Enterprise. JJ/md/jd (For possible action) **10/19/21 PC**

Motion by David Chestnut
Action **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

11. **VC-21-0456-DOPSON, GENESE K. ET AL:**

VARIANCE to reduce a proposed patio cover setback in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone. Generally located on the west side of Sardinia Sands Drive, 244 feet south of Venice Cove Avenue within the Southern Highlands Master Planned Community. JJ/jor/jo (For possible action) **10/19/21 PC**

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

12. **VS-21-0415-GENTILE LOUIS P & DIANE:**
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road, and between Schirlls Street and Hinson Street within Enterprise (description on file). JJ/lm/jd (For possible action) **10/19/21 PC**

Motion by Tanya Behm
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) /Unanimous

13. **VS-21-0464-GRAGSON-CACTUS II INVESTMENTS:**
VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Bronco Street, and Pebble Road and Torino Avenue (alignment) within Enterprise (description on file). JJ/nr/jd (For possible action) **10/19/21 PC**

Motion by David Chestnut
Action: **HOLD - APPROVE** applicants' request to **HOLD** until the Enterprise TAB meeting on October 13, 2021, to consult with the owner.
Motion **PASSED** (4-0) /Unanimous

14. **DR-21-0444-SDMI BD, LLC:**
DESIGN REVIEWS for the following: **1)** a comprehensive sign plan; **2)** a lighting plan; and **3)** covered parking in conjunction with an office building on a portion of 2.2 acres in an H-2 (General Highway Frontage) Zone. Generally located on the west side of Lindell Road, 150 feet south of Blue Diamond Road within Enterprise. JJ/jgh/jo (For possible action) **10/20/21 BCC**

Motion by David Chestnut
Action **APPROVE**
ADD Current Planning conditions:
• Eastern wall sign to have no illumination
• All wall mounted lighting to be fully shielded
Per staff conditions
Motion **PASSED** (4-0) /Unanimous

15. **VS-21-0480-DONG KUO & MO CHUN FAMILY TRUST & DONG KUO & MO CHUN**

TRS:

VACATE AND ABANDON easements of interest to Clark County located between CC 215 and Sunset Road, and between Torrey Pines Drive (alignment) and Rainbow Boulevard within Enterprise (description on file). MN/bb/jd (For possible action) **10/20/21 BCC**

Motion by Tanya Behm

Action: **APPROVE** per staff conditions

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

16. **WS-21-0481-DONG KUO & MO CHUN FAMILY TRUST & DONG KUO & MO CHUN**

TRS:

WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.

DESIGN REVIEWS for the following: **1)** finished grade; **2)** vehicle sales and rental facility; and **3)** accessory vehicle wash on a 3.3 acre portion of 5.0 acres in a C-2 (Commercial General) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of CC 215, 1,600 feet east of Rainbow Boulevard within Enterprise. MN/bb/jd (For possible action) **10/20/21 BCC**

Motion by Tanya Behm

Action: **APPROVE** per staff conditions

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

VII. General Business:

1. Nominate a representative and alternate for the Community Development Advisory Committee (CDAC). (For possible action).

Motion by David Chestnut

Action: **APPROVE** Peter Sarles as the Enterprise TAB representative to the Community Development Advisory Committee (CDAC).

APPROVE Thomas LoPresti as the Enterprise TAB alternate to the Community Development Advisory Committee (CDAC).

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

VIII. Public Comment:

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- None.

IX. Next Meeting Date

The next regular meeting will be October 13, 2021 at 6:00 p.m at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:23 p.m.
Motion **PASSED** (4-0) /Unanimous

DRAFT

10/06/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

PEBBLE RD/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

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

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

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

RELATED INFORMATION:

APN:

176-14-801-035

WAIVERS OF DEVELOPMENT STANDARDS:

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

DESIGN REVIEWS:

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

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

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

Site Plan

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

Landscaping

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

Elevations

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

Floor Plans

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

Signage

Signage is not a part of this request.

Applicant's Justification

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

Prior Land Use Requests

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

Surrounding Land Use

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

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

Related Applications

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

Waivers of Development Standards

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

Waiver of Development Standards #1

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

Waiver of Development Standards #2

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

Waiver of Development Standards #3

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

Design Review #1

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

Public Works - Development Review

Waiver of Development Standards #4

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

Design Review #2

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

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for El Camino Road, 40 feet Pebble Road, and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VISIONARY 2, LLC
CONTACT: LARRY MONKARSH, 7115 BERMUDA ROAD, LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

1A

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER	NAME: <u>Gragson-Cactus II Investments</u> ADDRESS: <u>8311 W. Sunset Rd #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>Robert@gktgroup.com</u>
	APPLICANT	NAME: <u>Visionary 2, LLC</u> ADDRESS: <u>7115 Bermuda Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-262-6032</u> CELL: _____ E-MAIL: <u>Larry@LMConstructionco.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Larry Monkarsch</u> ADDRESS: <u>7115 Bermuda Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-262-6032</u> CELL: _____ E-MAIL: <u>Larry@LMConstructionco.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-14-801-035

PROPERTY ADDRESS and/or CROSS STREETS: Pebble & El Camino

PROJECT DESCRIPTION: Proposed 29,550 sq ft tilt up concrete warehouse

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

 Property Owner (Signature)*

 Property Owner (Print)

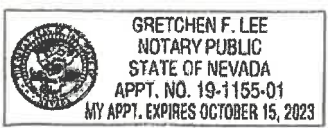
STATE OF NEVADA

COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 1/11/2021 (DATE)

By Robert M. Torres

NOTARY PUBLIC: Gretchen Lee



***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.



5075 CAMERON SUITE H • LAS VEGAS, NV 89118 • (702) 262-6032 • FAX: (702) 262-6150
WWW.LMCONSTRUCTIONCO.COM

Justification Letter

July 26, 2021

Clark County Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89106

**Subject: Zone Change, Design Review and Waiver of Development Standards
Located Northeast Corner of El Camino Road and W. Pebble Road
APN: 176-14-801-035**

To whom it may concern:

APN; 176-14-801-035 is located on the northeast corner of El Camino Road and Pebble Road. and is currently a vacant, undeveloped parcel. LMCC is proposing to construct a +/- 32,068 sq/ft office/warehouse, two tenant, concrete-tilt-up building. The building height will be approximately 35'-0" and will not exceed 35'-0" above the finished floor with an interior clear height of 26'-0". The building will have two (2) storefront entrances and two (2) grade level overhead doors, one for each tenant space. There will also be two (2) dock high doors per tenant or a total of four (4) dock high doors. Currently there is water and sewer in Pebble Road.

The current zoning classification for this APN is Rural Estates Residential (R-E) and it has a 'Planned Landuse' BDRP – Business and Design/ Research Park. LMCC is proposing a conforming zone change from RE to MD, designed manufacturing. The MD zoning district is included in the BDRP category per the Enterprise Land Use Plan 2014.

With the overall building wall heights not exceeding 35' the rear setback is able to be reduced per Figure 30.56-10 – thus reducing the setback to 20' as shown, is allowed with an intense landscape buffer, which we intend to install.

The following Waivers of Development Standards are being requested:

1. Throat depth of both driveways from the required 25' to 10'. As a property with only four (4) docks and adequate parking, we do not believe the standard is necessary on this project in relation to "stacking" issues.
2. Public Hearing Design Review: Site requires fill (see cross sections) to handle existing storm water flows in Pebble and to obtain a 4' dock condition. The 5'



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WWW.LMCONSTRUCTIONCO.COM

- of fill is required to lift the entire building above these flows and still allow for proper drainage away from the new structure.
3. To allow attached sidewalks
 4. Allow access to a residential street

LMCC does not believe the proposed development creates additional stress on the community and will enable others who wish to develop their M-1 parcels an example by which to design and build light industrial projects in this area.

The parcels east of El Camino Road is currently a series of vacant properties: many zoned M-1 or R-E with the BDRP land use. On the north side of the subject property is a single-family residence and that property has direct access to a storage yard to the east that is zoned M-1. The property directly to the east is zoned M-1 and is also being used as a storage yard. The three properties directly across Pebble to the south, are zoned M-1 and are being used for storage and parking.

This project will provide the required amount of parking stalls and be designed and constructed in accordance with Title 30 requirements. We feel this use is very compatible and in fact will be an upgrade to the neighborhood from the existing M-1 storage yards. We hereby request the conforming Zone Change; the Design Review and Waivers of Development Standards be approved.

Thank you for your consideration.

Sincerely,

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

Larry Monkarsh
L M construction Co., LLC

10/19/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

PEBBLE RD/EL CAMINO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0464-GRAGSON-CACTUS II INVESTMENTS:

VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Bronco Street, and Pebble Road and Torino Avenue (alignment) within Enterprise (description on file). JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:
176-14-801-035

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

BACKGROUND:
Project Description

This application is a request to vacate and abandon patent easements. The plans depict the vacation and abandonment of 33 foot wide patent easements located on the north and the east property lines. A 3 foot wide patent easement extends south from the northern boundary of the site to end at Pebble Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0409	Reclassified 2.5 acres from R-E & M-1 to M-D zoning for an office warehouse	Approved/Denied By BCC	October 2021
ZC-0894-02	Reclassified 2.5 acres from R-E & M-1 to M-D zoning for an office warehouse - Expired	Approved by BCC	August 2002

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for El Camino Road, 40 feet Pebble Road, 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VISIONARY2

CONTACT: RAY FREDERICKSEN, PER4MANCE ENGINEERING, 4525 W. HACIENDA AVE, STE 1, LAS VEGAS, NV 89118

DRAFT

APR 21-101058



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

2A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0464</u>	DATE FILED: <u>8/25/21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>9/29/21</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>10/19/21</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Gragson-Cactus II Investments</u>
	ADDRESS: <u>8311 W Sunset Rd., Ste 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Visionary 2, llc.</u>
	ADDRESS: <u>7115 Bermuda Way</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-262-6032</u> CELL: <u>702-460-7955</u>
	E-MAIL: <u>larry@lmconstructionco.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Per4mance Engineering c/o Ray Fredericksen</u>
	ADDRESS: <u>4525 W. Hacienda Ave., Ste 1</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-569-9770</u> CELL: <u>702-569-9770</u>
	E-MAIL: <u>rayf@per4mancelv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-14-801-035

PROPERTY ADDRESS and/or CROSS STREETS: NEC Pebble Rd. & El Camino Rd.

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.

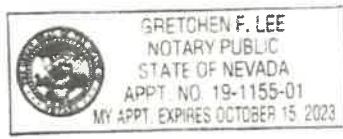
Robert Torres
Property Owner (Signature)*

Robert Torres
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 12, 2021 (DATE)

By Robert Torres
NOTARY PUBLIC: Gretchen F. Lee



*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-21-0464

July 9, 2021

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

**Re: Pebble & El Camino Patent Easement Vacation
(APN(s): 176-14-801-035)**

Dear Planner,

Per4mance Engineering, LLC. on behalf of the applicant, Visionary 2, LLC, respectfully submits this justification letter in support of the Vacation of existing patent easements within the proposed development. The patent easements are as follows:

33-ft along the east property line
33-ft along the north property line
3-ft along the west property line

A 33-ft patent easement exists along the west property line however only the eastern most 3-ft of this easement shall be vacated as the remainder is within the public right-of-way. Likewise the 33-ft patent easement along the southern property line will become public right of way. Please refer to the enclosed exhibits.

By vacating the 33-ft patent easements the site will have a clear title and be free of encumbrances for development.

If you have any questions, please contact our office.

Thank You,

Ray Fredericksen, P.E.
President

11/02/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT DEAN MARTIN DR/SERENE AVE
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0522-GRAVES M B II & S M FAM TR-EXEMPTION TRUST ETAL:

ZONE CHANGE to reclassify 14.6 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height, 2) landscaping; and 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

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

Generally located on the east side of Dean Martin Drive and the north side of Serene Avenue within Enterprise (description on file). J./md/jd (For possible action)

RELATED INFORMATION:

APN:

177-20-204-003; 177-20-204-005 through 177-20-204-007; 177-20-204-010; 177-20-204-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined screen wall/retaining wall height up to 14 feet (8 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (a 56% increase).
2.
 - a. Permit alternative landscaping along street frontages with no sidewalks (Dean Martin Drive and Serene Avenue), where a 15 foot wide landscape area with a detached sidewalk is required along arterial and collector streets per Figures 30.64-17 and 30.64-18.
 - b. Eliminate landscaping adjacent to a less intensive use (rural residential use) where Figure 30.64-11 with 1 tree per 30 feet is required.
 - c. Eliminate the required landscaping adjacent to a freeway buffer wall where landscaping is required per Figure 30.64-4.
3. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Dean Martin Drive and Serene Avenue where required per Chapter 30.52.

DESIGN REVIEWS:

1. Single family residential development.
2. Increased finished grade to 90 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 400% increase).

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9180 Dean Martin Drive, 3025 and 3175 Vicki Avenue, and 3130 W. Serene Avenue
- Site Acreage: 14.6
- Number of Lots: 96
- Density (du/ac): 6.6
- Minimum/Maximum Lot Size (square feet): 3,325 (gross and net)/7,681 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 1 and 2
- Building Height (feet): Up to 18 (1 story models)/Up to 29.5 (2 story models)
- Square Feet: 1,550 to 1,908 (1 story models)/1,768 to 3,066 (2 story models)

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify 14.6 acres from R-E zoning district to an R-2 zoning district to allow a single family residential development. The applicant conducted a neighborhood meeting on July 21, 2021. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Eleven people attended the meeting expressing concerns with density, traffic, and the small size of the lots. One person stated that residential development is the best use for the project site.

Site Plans

The plans depict a single family residential development consisting of 96 lots on 14.6 acres with a density of 6.6 dwelling units per acre. The minimum and maximum lot sizes are 3,325 square feet and 7,681 square feet, respectively. The primary ingress and egress to the proposed development is granted from Dean Martin Drive via a 42 foot wide east/west private street, that connects to a 42 foot wide north/south private street. The interior of the development is serviced by a series of 42 foot wide private streets, 3 of which terminate in a cul-de-sac bulb. Four foot wide sidewalks are provided on 1 side of the private streets servicing the subdivision. However, a waiver of development standards is requested for off-site improvements, including the required sidewalks, along Dean Martin Drive and Serene Avenue. Due to the topography of the site, a combined screen wall/retaining wall height up to a maximum of 14 feet will be located along the east perimeter of the project site, adjacent to lot 28 through lot 62 along I-15. A combined screen wall/retaining wall height up to a maximum of 14 feet will also be located adjacent to lot 3 and lot 4, located within the west half of the site. The increased screen wall/retaining wall height requires a waiver of development standards. Furthermore, a design review is requested to increase finished grade beyond 18 inches within the interior of the site. The maximum grade difference occurs along the east boundary of the site adjacent to I-15.

Landscaping

The plans depict a 10 foot wide landscape area located immediately adjacent to Dean Martin Drive and Serene Avenue. Twenty-four inch box trees planted 35 feet on center, in addition to

shrubs and groundcover, are proposed within the street landscape area. A waiver of development standards is necessary for alternative street landscaping in lieu of the required 15 foot wide landscape area, including detached sidewalks, along Dean Martin Drive and Serene Avenue. Waivers of development standards are requested to eliminate landscaping adjacent to a less intensive use as 2 adjacent lots, located at the northwest portion of the project site, are undeveloped, zoned R-E, and have a planned land use of Residential Low. The third residential lot adjacent to the development, located at the southwest portion of the project site, contains a single family residence with R-E zoning and a planned land use of Residential Low. A waiver is also requested to eliminate the landscaping requirement adjacent to the freeway buffer along I-15.

Elevations

The plans depict 1 to 2 story model homes with multiple elevations. The 1 and 2 story homes have maximum heights of 18 feet and 29.5 feet, respectively. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, faux shutters, and decorative stone veneer.

Floor Plans

The 1 story model homes feature 4 different floor plans ranging between 1,550 square feet to 1,908 square feet. The 2 story model homes feature 6 different floor plans ranging between 1,768 square feet to 3,066 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a great room. All models feature 2 car garages.

Applicant's Justification

The increase to the maximum screen wall/retaining wall height occurs along the eastern portion of the site adjacent to I-15. The 6 foot increase in retaining wall height is necessary due to the increase in grade within the site needed to allow the lots to access the public sewer main that is proposed to be extended under I-15 along the Serene Avenue alignment. Additionally, an 8 foot high sound wall is expected to be installed along the I-15 frontage to mitigate noise levels for the future subdivision residents. Requests to have the public roadways adjacent to the site remain 'rural' were made by the adjacent residents during the neighborhood meetings held for the project. The waiver request for off-site improvements is included to address the neighbors' concerns that 'full' street improvements are not in keeping with the adjacent neighborhood. Access road paving exists on Dean Martin Drive and Serene Avenue along the majority of the project frontage. Approximately 300 feet of access road paving will be constructed with this project on the east portion of Serene Avenue. The request to waive landscaping is made in conjunction with the request to construct Dean Martin Drive and Serene Avenue to 'rural' standards (which would eliminate curb, gutter, sidewalk, and streetlights). Alternative landscaping for the Dean Martin Drive and Serene Avenue frontages is proposed and would provide a mixture of 24 inch box and 15 gallon trees at approximately 35 feet spacing on-center along with shrubs and groundcover planted to cover more than 50 percent of the landscaped area. The project proposes to construct an 8 foot high sound wall along the project's I-15 frontage. This is consistent with the sound wall that is constructed directly across I-15 on the east side. With the proposed 8 foot high wall, landscaping installed within the project limits would not provide significant additional buffering.

The adjacent undeveloped property to the north (APN 177-20-104-013) is planned as Business and Design/Research Park (BDRP) and, although presently zoned R-E, is anticipated to develop in the future as a commercial use under BDRP or as Compact Residential with a non-conforming zone change. The properties located north of the Vicki Avenue alignment and east of Dean Martin Drive include the office building on APN 177-20-204-004 (zoned C-P) and 2 vacant parcels (APNs 177-20-204-001 & 002) which are expected to develop in the future as commercial or Compact Residential uses. The parcel at the northeast corner of Dean Martin Drive & Serene Avenue (APN 177-20-204-011) has an existing residential structure, however the property appears to be vacant as evidenced by the boarded windows and chained padlocked entry gates. It is anticipated that this property will be developed in the future as commercial. The proposed lots that are directly adjacent to this parcel (lot 69, lot 70, lot 71, lot 74, and lot 75) average 6,480 square feet, which allows additional space between the existing home and proposed homes.

A maximum increase of 6 feet to the finished grade is requested and occurs along the east boundary of the site adjacent to I-15 and is necessary to provide sanitary sewer service to the site. The area does not presently have public sewer collection facilities and this project will construct a sewer main extension under I-15 along the Serene Avenue alignment from the existing sanitary sewer main located east of I-15. The on-site increase in grade allows the site to utilize the proposed sewer main extension.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700038	Redesignate the land use category from RL (Residential Low) to CG (Commercial General)	Withdrawn by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped
South	Residential Low (up to 3.5 du/ac)	R-E	Single family residential & undeveloped
East	Commercial Tourist	H-2 & R-3	Freeway, single family & multiple family residential
West	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	C-P, R-E, & R-E (RNP-I)	Single family residential & undeveloped

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

Related Applications

Application Number	Request
VS-21-0523	A request to vacate and abandon patent easements and right-of-way is a companion item on this agenda.
TM-21-500149	A tentative map for a 96 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

According to the applicant, the current trend is the need for additional single family residential development in this area and in the Las Vegas valley in general. The demand for single family residential housing continues to remain high while the supply remains very limited as indicated by the continual increase in home values and cost, and the short time frames that homes remain available on the open market. This trend fuels the need for residential development at higher densities than previously planned to meet the demands. In this instance, the proposed project is located between Dean Martin Drive (80 foot wide right-of-way) and I-15. The proposed R-2 zoning to allow residential development is appropriate for the property.

Immediately to the north of the proposed subdivision is an undeveloped 2.6 acre parcel zoned R-E with a planned land use of Business and Design/Research Park. To the south of the project site, across Serene Avenue, are developed parcels with single family residences and undeveloped parcels zoned R-E with a planned land use of Residential Low. To the east of the proposed development is I-15. To the west of the project site are 2 undeveloped parcels zoned R-E, an office building zoned C-P, and an existing single family residence zoned R-E, with a planned land use of Residential Low. To the west, across Dean Martin Drive, are multiple single-family residences and 3 undeveloped lots zoned R-E (RNP-I) with a planned land use of Rural Neighborhood Preservation. The trend in this area is for low density single family residential development. The proposed zone change to R-2 for single family residential development is inconsistent and incompatible with the existing and approved development in this area. Staff finds there have been no changes to the law, policies, trends, or facts after the latest adoption of the Enterprise Land Use Plan which makes the proposed zoning appropriate.

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

The applicant states the site is presently master planned as Residential Low with the parcels to the north planned as Business and Design/Research Park (BDRP), to the south as Residential Low and to the west, across Dean Martin Drive, as Rural Neighborhood Preservation. As this project is located between Dean Martin Drive (an 80 foot wide roadway) and I-15, it serves as a buffer between the Rural Neighborhood Preservation (RNP) properties to the west and I-15 (which carries approximately 140,000 vehicles per day). The proposed R-2 zoning is compatible with the BDRP land use to the north and will create the buffer for the RNP area west of Dean Martin Drive.

Immediately to the south are developed R-E zoned lots with single family residences. To the west, across Dean Martin Drive, are multiple single family residences and 3 undeveloped lots zoned R-E (RNP-I) with a planned land use of Rural Neighborhood Preservation. The density for the existing single family residential development in the surrounding area is 2 dwelling units per acre, while the proposed development features 6.6 dwelling units per acre. The request for a suburban medium density residential development in a neighborhood that is abutting existing single family residential development zoned R-E (RNP-I) to the west, is out of character with development in the immediate area.

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

The applicant indicates the site is bordered by Dean Martin Drive on the west (planned 80 foot wide right-of-way) and Serene Avenue on the south (planned 80 foot wide right-of-way) with access proposed on Dean Martin Drive. Adequate access and circulation is provided by the public streets. The proposed project will not have a substantial adverse effect to the area roadways, Fire and Police facilities, parks, area utilities, or schools. Stormwater management will be in accordance with Clark County Flood Control standards and will not adversely affect adjacent properties.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The school district has indicated this development would generate 16 additional elementary school students, 9 middle school students, and 13 high school students. Ortwein Elementary School would serve this development and is currently 154 students under capacity. Tarkanian Middle School and Desert Oasis High School are currently 447 and 595 students over capacity, respectively.

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

According to the applicant, the development proposal complies with several goals and policies of the Clark County Comprehensive Master Plan. The development provides housing alternatives to meet a range of lifestyle choices, ages, and affordability levels, complying with Land Use

Goal 7 of the Comprehensive Master Plan. The Comprehensive Master Plan states site plan designs should be required to provide the maximum feasible protection to people and land uses sensitive to air pollution through the use of buffer zones such as barriers and/or distance from emissions sources. The proposed sound wall along I-15 to mitigate traffic noise complies with this policy.

Staff finds the intrusion of higher density residential in the surrounding area may create demands that were not planned for and potentially change the character of the planned area where undeveloped land exists. Furthermore, Urban Specific Policy 8 of the Clark County Comprehensive Plan discourages nonconforming zone changes.

Summary

Zone Change

Staff is concerned with the potential incompatibility between the proposed development and the existing single family residential development abutting the project site to the west and south, across Dean Martin Drive and Serene Avenue, respectively. Approval of this project will permit higher density zoning to intrude into an established R-E and R-E (RNP-I) area. The density and intensity of the residential development is not consistent with the existing and planned developments in this area. Staff finds the applicant has not provided a sufficient Compelling Justification for this nonconforming zone boundary amendment; therefore, staff recommends denial.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the topography of the project site warrants an increase to the retaining wall height proposed for the development. The greatest increase to the combined screen wall/retaining wall height is up to 14 feet, occurring along the east boundary of the project site adjacent to I-15. The increase to the wall height should have minimal impact on the surrounding residential development. However, since staff is not supporting the nonconforming zone change and the design review, staff cannot support this request.

Waiver of Development Standards #2

The intent of the detached sidewalk requirement is to ensure a proper buffer exists between the sidewalk and the adjacent arterial (Dean Martin Drive) and collector (Serene Avenue) streets. The proposed single family residential development has approximately 500 and 450 linear feet of street frontage along Dean Martin Drive and Serene Avenue, respectively. Although there are not any detached sidewalks within the immediate area, staff finds eliminating the detached sidewalk requirement along the public right-of-way contradicts Urban Specific Policy 11, which states that all developments outside of rural areas should provide sidewalks on both sides of any

public street. Staff is also concerned that the lack of public sidewalks will create a vehicular/pedestrian conflict as pedestrians will have no choice but to walk within the right-of-way. The request for alternative landscaping, consisting of a 10 foot wide landscape area along Dean Martin Drive and Serene Avenue, is a self-imposed burden; therefore, staff cannot support this request.

Staff finds the request to eliminate landscape adjacent to a less intensive use is a self-imposed burden. Although there are 2 undeveloped R-E zoned properties immediately adjacent to the project site, the lots can potentially be constructed with single family residences in the future. Although the single family residence immediately adjacent to the west of the development may appear to be abandoned, a future property owner may want to replace the structure with a new residence; therefore, staff recommends denial.

The intent of landscaping adjacent to a freeway buffer wall is to break-up the monotony of the solid wall adjacent to a single family residential development. The waiver request should have minimal to no impact on the surrounding land uses, with the exception of the residential lots interior to the project site. However, since staff is not supporting the nonconforming zone change and the design review, staff cannot support this request.

Design Review #1

Establishing an isolated, stand alone medium density single family residential development in the immediate area through a nonconforming zone change, with surrounding low density residential development, may potentially have adverse impacts to the immediate neighborhood. Unexpected land use patterns and development may have significant impacts on traffic, noise, and lighting that may lead to significant changes to the existing area. The density and intensity proposed with the R-2 single family residential development, in conjunction with the waivers of development standards, are not consistent and compatible with the surrounding low density residential development. Furthermore, staff is concerned with only 1 point of access to the public streets to serve 96 lots. In addition, the lack of public sidewalks along Dean Martin Drive and Serene Avenue will create a safety hazard for pedestrians; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

These parcels are located within the Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA). Installing off-site improvements would help provide drainage control in this area. Additionally, projects to the north of this site will be installing full improvements; therefore, staff cannot support this request.

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners meeting for final action on December 8, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Dean Martin Drive and 40 feet for Serene Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- Applicant to coordinate a contribution for improvements for Dean Martin Drive and Serene Avenue.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0358-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: KB HOME LAS VEGAS

**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200,
LAS VEGAS, NV 89119**



LAND USE APPLICATION 3A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" 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"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>9/15/21</u> PLANNER ASSIGNED: <u>MND</u> ACCEPTED BY: <u>MND</u> FEE: <u>\$3,778.00</u> CHECK #: <u>PAID VIA INTERNET</u> COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: <u>—</u>	APP. NUMBER: <u>NZC-21-0522</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>10/13</u> TIME: <u>6:00</u> PC MEETING DATE: <u>11/2/21 @ 7:00</u> BCC MEETING DATE: <u>12/8/21 @ 9:00</u> ZONE / AE / RNP: <u>R-E / NONE / NO</u> PLANNED LAND USE: <u>ENTRL</u> NOTIFICATION RADIUS: <u>1,500</u> SIGN? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>—</u> COMMENCE/COMPLETE: <u>—</u>
	PROPERTY OWNER	NAME: <u>Carol L. Primm</u> ADDRESS: <u>4507 Brighton Rd.</u> CITY: <u>Corona Del Mar</u> STATE: <u>CA</u> ZIP: <u>92625</u> TELEPHONE: _____ CELL: <u>949-244-9500</u> E-MAIL: _____	
	APPLICANT	NAME: <u>KB Home Las Vegas</u> ADDRESS: <u>5795 W. Badura Ave. Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8512</u> CELL: <u>702-467-6038</u> E-MAIL: <u>pchao@kbhome.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Sonia Macias @ Thomason Consulting Engineers</u> ADDRESS: <u>7080 La Cienega St. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u> E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-20-204-003 & 010

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

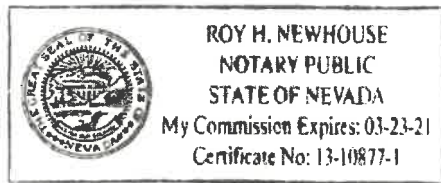
PROJECT DESCRIPTION: _____

(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.

Carol L. Primm Carol L. Primm
 Property Owner (Signature)* Property Owner (Print)

STATE OF NV
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/22/21 (DATE)
 By Carol L. Primm
 NOTARY PUBLIC: Roy H. Newhouse



*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

N20-21-0522

September 1, 2021

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

PLANNER
COPY

**Re: Dean Martin/Agate
Non-Conforming Zone Change, Design Review, and Waiver of Development Standards
APN# 177-20-204-003, 005, 006, 007, 010 & 012**

On behalf of KB Home, we respectfully request your approval of a non-conforming Zone Change, Design Review and Waiver of Standards in support of the Dean Martin/Agate single family detached residential project.

The project proposes a 96 lot single family detached residential development on approximately 14.56 acres at a density of 6.59 dwelling units per acre within the Enterprise Land Use planning area.

Location: The proposed project is located near the southeast corner of Dean Martin Drive and Agate Avenue Section 20, Township 22 South, Range 61 East. The project site consists of vacant, undeveloped land and several existing single family custom homes that will be removed with this project. Access to the site is proposed from Dean Martin Drive.

Non-Conforming Zone Change Compelling Justification

The non-conforming zone change is justified as discussed below:

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

The current trend is the need for additional single family residential development in this area and in the Las Vegas valley in general. The demand for single family residential housing continues to remain high while the supply remains very limited as indicated by the continual increase in home values and cost and the short time frames that homes remain on available in the open market. This trend fuels the need for residential development at higher densities than previously planned to meet the demands. In this instance, the proposed project is sandwiched between Dean Martin Road (80' right-of-way) and Interstate 15. The proposed R-2 zoning to allow residential development is appropriate for the property.

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

The site is presently master planned as Residential Low with the parcels to the north planned as BDRP, to the south as Residential Low and to the west across Dean Martin Drive as RNP. As this project is sandwiched between Dean Martin Drive (an 80' wide roadway) and Interstate 15, it serves as a buffer between the RNP neighborhood to the west and Interstate 15 (which carries approximately 140,000

vehicles per day). The proposed R-2 zoning is compatible with the BDRP land use to the north and will create the buffer for the RNP area west of Dean Martin Drive.

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

The site is bordered by Dean Martin Drive on the west (planned 80' r/w) and Serene Avenue on the south (planned 80' r/w) with access proposed on Dean Martin Drive. Adequate access and circulation is provided by the public streets. The proposed project will not have a substantial adverse effect to the area roadways, Fire and Police facilities, parks, area utilities, or schools. Stormwater management will be in accordance with Clark County Flood Control standards and will not adversely affect adjacent properties.

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

The proposed project complies with the policies of the Comprehensive Plan and the Enterprise Land Use Plan:

- *Provide housing alternatives to meet a range of lifestyle choices, ages, and affordability Levels (Land Use Goal #7).*
- *Site plan designs should be required to provide the maximum feasible protection to people and land uses sensitive to air pollution through the use of buffer zones such as barriers and /or distance from emissions sources. (Community Design Policy #7 by use of sound wall along I-15 to mitigate traffic noise.)*

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers



Sonia Macias
Project Coordinator

PLANNER
COPY



August 2, 2021
September 1, 2021-updated

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

PLANNER
COPY

**Re: Dean Martin/Agate
Non-Conforming Zone Change, Design Review, and Waiver of Development Standards
APN# 177-20-204-003, 005, 006, 007, 010 & 012**

On behalf of KB Home, we respectfully request your approval of a non-conforming Zone Change, Design Review and Waiver of Standards in support of the Dean Martin/Agate single family detached residential project.

The project proposes a 96 lot single family detached residential development on approximately 14.56 acres at a density of 6.59 dwelling units per acre within the Enterprise Land Use planning area.

Location: The proposed project is located near the southeast corner of Dean Martin Drive and Agate Avenue Section 20, Township 22 South, Range 61 East. The project site consists of vacant, undeveloped land and several existing single family custom homes that will be removed with this project. Access to the site is proposed from Dean Martin Drive.

Zone Change: The existing Land Use for the project is Residential Low (RL) with existing Residential Estates (R-E) zoning. The project proposes a non-conforming zone change to R-2.

Design Review: The project proposes a 96 lot single family residential subdivision served by a 43' wide private internal street network that takes access through a gated entry from Dean Martin Drive. The proposed subdivision provides lot sizes that range from approximately 3,500 to 7,700 square feet with an average lot size of approximately 4,590 square feet. The proposed project will consist of a mix of single and two story homes that range in size from approximately 1,550 to 3,066 square feet and provide varying elevations at a typical height that ranges from approximately 16' to 26'. The homes each provide two car garages. The submitted floor plans and elevations conform to the design standards in Table 30.56-2 by providing covered porches, building pop-outs, and architectural enhancements to windows and doorways. The homes will be stucco finish with concrete tile roofs and optional finishes may be offered such as tile or stone veneer enhancements.

As required under section 30.32.040 of Title 30, the design review requests approval of an increase in the finished grade up to a maximum of 6'. This maximum increase in grade occurs along the east boundary of the site adjacent to I-15 and is necessary to provide sanitary sewer service to the site. The area does not presently have public sewer collection facilities and this project will construct a sewer main extension under I-15 along the Serene Avenue alignment from the existing sanitary sewer main located east of I-15. The onsite increase in grade allows the site to utilize the proposed sewer main extension.

Waiver of Standards #1: Approval of a Waiver of Development Standards to allow a maximum 14' perimeter wall height (with 8' screen and 6' retaining wall) where 9' wall height is allowed by Title 30 section 30.64.050(a)(4). The maximum wall height condition occurs along the eastern portion of the site adjacent to I-15.

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

Justification: The 6' increase in retaining wall height is necessary due to the increase in grade within the site needed to allow the lots to access the public sewer main that is proposed to be extended under I-15 along the Serene Avenue alignment. Additionally, an 8' sound wall is expected to be installed along the I-15 frontage to mitigate noise levels for the future subdivision residents. The combination of these two items results in the 14' total wall height.

Waiver of Standards #2: Approval of a waiver of development standards to allow partial paving in lieu of full off-site improvements (curb, gutter, sidewalk, street lights, and full paving) required under section 30.52.040 of Title 30 for the following:

1. Dean Martin Drive (east half)
2. Serene Avenue (north half)

Approval of this request will allow the owner to defer the construction of the required improvements by entering a 'covenant running with the land' prepared by Clark County. Dean Martin Drive and a portion of Serene Avenue is presently paved. The unpaved portion of Serene Avenue adjacent to the project will be paved as public access road to current Clark County rural standards.

Justification: Requests to have the public roadways adjacent to the site remain 'rural' were made by the adjacent residents during the neighborhood meetings held for the project. This waiver request is included to address the neighbors' concerns that 'full' street improvements are not in keeping with the adjacent neighborhood. Access road paving exists on Dean Martin Drive and Serene Avenue along the majority of the project frontage. Approximately 300' of access road paving will be constructed with this project on the east portion of Serene Avenue.

Waiver of Standards #3: Approval of a waiver of development standards to allow alternative landscaping along Dean Martin Drive and Serene Avenue in lieu of a 15' landscape area with a detached sidewalk as required per Figure 30.64-17.

Justification: This request is made in conjunction with the request to construct Dean Martin Drive and Serene Avenue to 'rural' standards (which would eliminate curb, gutter, sidewalk, and street lights). Alternative landscaping for the Dean Martin Drive and Serene Avenue frontages is proposed that would provide a mix of 24" box and 15 gallon trees at approximately 35' spacing on-center along with shrubs and ground cover planted to cover more than 50% of the landscaped area.

Waiver of Standards #4: Approval of a waiver of development standards for required landscaping against a freeway per Figure 30.64-4 under section 30.64.040 of Title 30 for the east boundary of the project.

Justification: The project proposes to construct an 8' high sound wall along the project's I-15 frontage. This is consistent with the sound wall that is constructed directly across I-15 on the east side. With the proposed 8' high wall, landscaping installed within the project limits would not provide significant additional buffering.



Waiver of Standards #5: Approval of a waiver of development standards for required landscaping against a less intensive uses per Figure 30.64-11 under section 30.64.040 of Title 30 for the north boundary and portions of the western and southern boundaries of the project.

Justification: The adjacent undeveloped property to the north (APN 177-20-104-013) is Master Planned as BDRP and, although presently zoned R-E, is anticipated develop in the future as a commercial use under BDRP or as Compact Residential with a non-conforming zone change. The properties located north of the Vicki Avenue alignment and east of Dean Martin Drive include the office building on APN 177-20-204-004 (zoned C-P) and two vacant parcels (APN 177-20-204-001/002) which are expected to develop in the future as commercial or Compact Residential uses. The parcel at the northeast corner of Dean Martin/Serene (APN 177-20-204-011) has an existing residential structure; however the property appears to be vacant as evidenced by the boarded windows and chained/padlocked entry gates. It is anticipated that this property will be developed in the future as commercial. The proposed lots that are directly adjacent to this parcel (lots 69, 70, 71, 74, 75) average 6,480 sq. ft. which allows additional space between the existing home and proposed homes.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

Sonia Macias
Project Coordinator

PLANNER
COPY

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

11/02/21 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

DEAN MARTIN DR/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0523-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:

VACATE AND ABANDON easements of interest to Clark County located between I-15 and Dean Martin Drive, and between Serene Avenue and Agate Avenue (alignment); and a portion of a right-of-way being Vicki Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

177-20-204-003; 177-20-204-005 through 177-20-204-007; 177-20-204-010; 177-20-204-012

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements located along the east portion of the project site, adjacent to I-15, and within the interior of the project site. The patent easements are no longer needed for utility or roadway purposes and must be vacated to develop the site. Furthermore, the plans depict the vacation and abandonment of a portion of right-of-way being Vicki Avenue, located within the interior of the project site. The portion of Vicki Avenue is no longer needed as the proposed single family residential development will be served by a private gated entrance.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700038	Redesignate the land use category from RL (Residential Low) to CG (Commercial General)	Withdrawn by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped
South	Residential Low (up to 3.5 du/ac)	R-E	Single family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Tourist	H-2 & R-3	Freeway, single family & multiple family residential
West	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	C-P, R-E, & R-E (RNP-I)	Single family residential & undeveloped

Related Applications

Application Number	Request
NZC-21-0522	A nonconforming zone change to reclassify 14.6 acres from an R-E zone to an R-2 zone for a proposed single family residential development is a companion item on this agenda.
TM-21-500149	A tentative map for a 96 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 8, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 40 feet for Dean Martin Drive and 40 feet for Serene Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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.

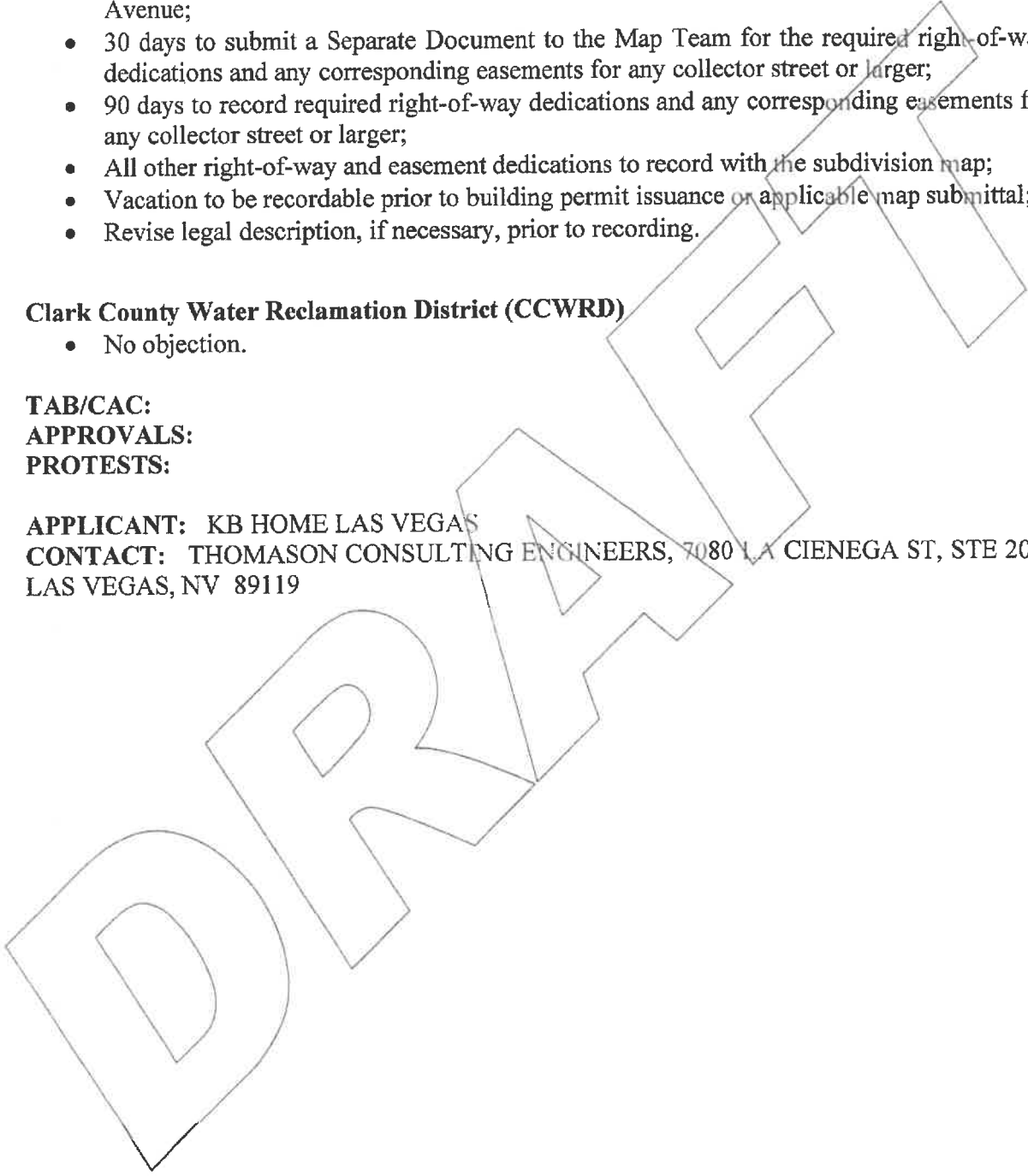
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME LAS VEGAS

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200,
LAS VEGAS, NV 89119





VACATION APPLICATION 4A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>9/15/21</u>	APP. NUMBER: <u>VS-21-0523</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>MNO</u>	TAB/CAC <u>ENTERPRISE</u>
		ACCEPTED BY: <u>MNO</u>	PC MEETING DATE: <u>11/2/21 @ 7:00</u>
		FEE: <u>\$875</u> CHECK #: <u>PAID INTERPRET</u>	BCC MTG DATE: <u>12/8/21 @ 9:00</u>
		COMMISSIONER: <u>JONES</u>	ZONE / AE / RNP: <u>R-F/NONE/A10</u>
		OVERLAY(S)? <u>-</u>	PLANNED LAND USE: <u>EMRL</u>
		TRAILS? <input checked="" type="checkbox"/>	PFNA? <input checked="" type="checkbox"/>

PROPERTY OWNER	NAME: <u>GRAVES M B II & S M FAM TR-Exemption Trust ETAL</u>
	ADDRESS: _____
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>KB Home Las Vegas</u>
	ADDRESS: <u>5795 W. Badura Ave. Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-266-8512</u> CELL: <u>702-467-6038</u>
	E-MAIL: <u>pchao@kbhome.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Sonia Macias @ Thomason Consulting Engineers</u>
	ADDRESS: <u>7080 La Cienega St. #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u>
	E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-20-204-003 & 010

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

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

_____ Property Owner (Signature)*	<u>Susan Graves</u> _____ Property Owner (Print)
STATE OF NEVADA COUNTY OF: <u>CLARK</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>June 18, 2021</u> (DATE)	
By <u>Susan Graves</u>	
NOTARY PUBLIC:	

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



June 11, 2021

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

**Re: Dean Martin/Agate
Vacation of Patent Easements and Right-of-Way
APN# 177-20-204-003, 005, 006, 007, 010 & 012**

On behalf of KB Homes Nevada Inc., we respectfully request your consideration of the attached vacation of patent easements and the drainage easement.

Location: The proposed project is located near the southeast corner of Dean Martin Drive and Agate Avenue Section 20, Township 22 South, Range 61 East. The project site consists of vacant, undeveloped land and several existing single family custom homes that will be removed with this project. Access to the site is proposed from Dean Martin Drive.

Justification: This vacation is submitted as a companion item in support of the proposed subdivision located east of Dean Martin Road between Serene Avenue and Agate Avenue. We are requesting to vacate the existing right-of-way east of Dean Martin Drive along Vicki Avenue as we are proposing a private gated entrance and the public right-of-way is not needed.

We are also requesting the vacation of the existing 33' patent easements as they are un-needed as the primary access is taken off of Dean Martin Road.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Sonia Macias
Project Coordinator

7080 La Cienega Street #200
Las Vegas, NV 89119
Phone (702) 932-6125 • Fax (702) 932-6129

11/02/21 PC AGENDA SHEET

DEAN MARTIN AND AGATE
(TITLE 30)

DEAN MARTIN DR/SERENE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500149-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL.

TENTATIVE MAP consisting of 96 residential lots and common lots on 14.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Dean Martin Drive and the north side of Serene Avenue within Enterprise. JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

177-20-204-003; 177-20-204-005 through 177-20-204-007; 177-20-204-010; 177-20-204-012

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9180 Dean Martin Drive, 3025 and 3175 Vicki Avenue, and 3130 W. Serene Avenue
- Site Acreage: 14.6
- Number of Lots: 96
- Density (du/ac): 6.6
- Minimum/Maximum Lot Size (square feet): 3,325 (gross and net)/7,681 (gross and net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 96 lots on 14.6 acres with a density of 6.6 dwelling units per acre. The minimum and maximum lot sizes are 3,325 square feet and 7,681 square feet, respectively. The primary ingress and egress to the proposed development is granted from Dean Martin Drive via a 42 foot wide east/west private street, that connects to a 42 foot wide north/south private street. The interior of the development is serviced by a series of 42 foot wide private streets, 3 of which terminate in a cul-de-sac bulb. Four foot wide sidewalks are provided on 1 side of the private streets servicing the subdivision. Due to the topography of the site, a combined screen wall/retaining wall height up to a maximum of 14 feet will be located along the east perimeter of the project site, adjacent to lot 28 through lot 62 along I-15. Off-site improvements are not proposed with this development.

Landscaping

The plans depict a 10 foot wide landscape area located immediately adjacent to Dean Martin Drive and Serene Avenue. Twenty-four inch box trees planted 35 feet on center, in addition to shrubs and groundcover, are proposed within the street landscape areas.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700038	Redesignate the land use category from RL (Residential Low) to CG (Commercial General)	Withdrawn by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped
South	Residential Low (up to 3.5 du/ac)	R-E	Single family residential & undeveloped
East	Commercial Tourist	H-2 & R-3	Freeway, single family & multiple family residential
West	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	C-P, R-E, & R-E (RNP-I)	Single family residential & undeveloped

Related Applications

Application Number	Request
NZC-21-0522	A nonconforming zone change to reclassify 14.6 acres from an R-E zone to an R-2 zone for a proposed single family residential development is a companion item on this agenda.
VS-21-0523	A request to vacate and abandon patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of NZC-21-0522. However, since staff is not supporting NZC-21-0522, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 8, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Dean Martin Drive and 40 feet for Serene Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to coordinate a contribution for improvements for Dean Martin Drive and Serene Avenue.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- Magnolia Ranch Avenue is an extension of Vicki Avenue and shall assume the same name.

Department of Aviation

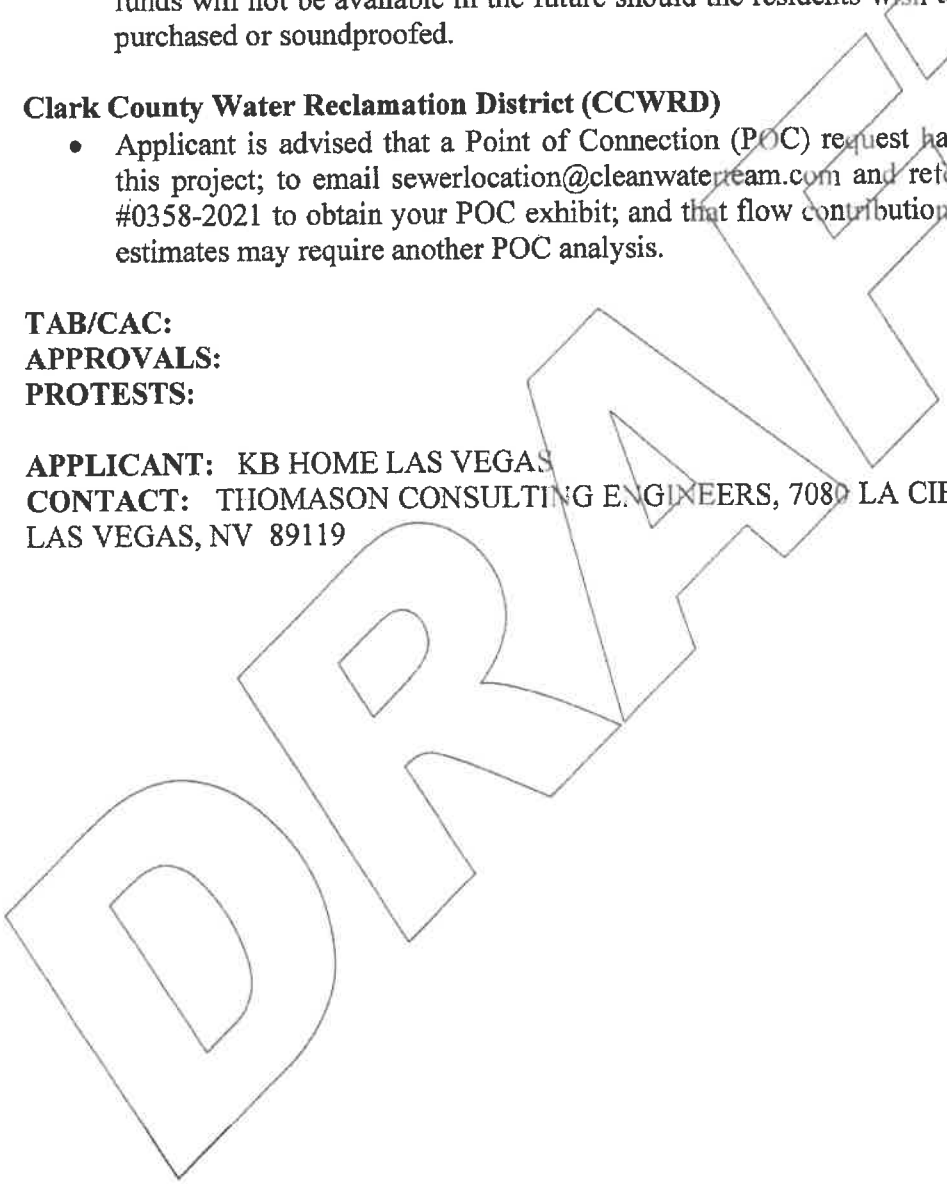
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that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

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 #0358-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: KB HOME LAS VEGAS
CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200,
LAS VEGAS, NV 89119





TENTATIVE MAP APPLICATION 5A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>9/15/21</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$750.00</u> CHECK #: <u>PAID VIA INTERNET</u> COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>NONE</u> TRAILS? <input checked="" type="checkbox"/> <u>N</u> PFNA? <input checked="" type="checkbox"/> <u>M</u>	APP. NUMBER: <u>TM-21-500/49</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>10/13</u> TIME: <u>6:00</u> PC MEETING DATE: <u>11/2/21 @ 7:00</u> BCC MEETING DATE: <u>12/8/21 @ 9:00</u> ZONE / AE / RNP: <u>R-E / NONE / NO</u> PLANNED LAND USE: <u>ENTRL</u> NOTES: <u>-</u>
---	-------	--	---

PROPERTY OWNER	NAME: <u>CAROL PRIMM</u> ADDRESS: <u>4507 Brighton Rd.</u> CITY: <u>Corona Del Mar</u> STATE: <u>CA</u> ZIP: <u>92625</u> TELEPHONE: _____ CELL: <u>949-244-9500</u> E-MAIL: _____
----------------	--

APPLICANT	NAME: <u>KB Home Las Vegas</u> ADDRESS: <u>5795 W. Badura Ave. Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8512</u> CELL: <u>702-467-4038</u> E-MAIL: <u>pchao@kbhome.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Sonia Macias @ Thomason Consulting Engineers</u> ADDRESS: <u>7080 La Cienega St. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u> E-MAIL: _____ REF CONTACT ID #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): smacias@tce-lv.com

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

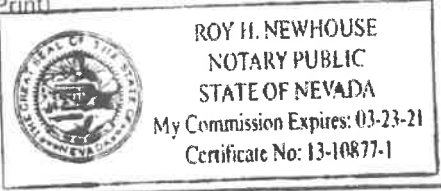
TENTATIVE MAP NAME: 177-20-204-003 & 010

NUMBER OF LOTS: _____ GROSS/NET ACREAGE _____ GROSS/NET DENSITY _____

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.

Carol L Primm _____
 Property Owner (Signature)* Property Owner (Print)

STATE OF NV
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 10/23/19 (DATE)
 By Carol L Primm
 NOTARY PUBLIC: Roy H Newhouse



*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.

11/02/21 PC AGENDA SHEET

PLAN AMENDMENT
(TRANSPORTATION ELEMENT)

GRAND CANYON DR/PEBBLE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-21-700003-SUN WEST LTD, ET AL:

PLAN AMENDMENT to amend Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan by removing a portion of an 80 foot right-of-way being Grand Canyon Drive (alignment).

Generally located on Grand Canyon Drive (alignment) between Pebble Road and Ford Avenue. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
176-18-401-005 & 012; 176-18-496-001 & 004; 176-18-801-001 & 009; and 176-18-896-002 & 005

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)
ENTERPRISE - PUBLIC FACILITIES
ENTERPRISE - MAJOR DEVELOPMENT PROJECT
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

This is a request to remove an 80 foot wide right-of-way being Grand Canyon Drive (alignment) located between Pebble Road and Ford Avenue, and designated as a collector street on Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan.

Applicant's Justification

The applicant states that the Blue Diamond Wash prevents the continuation of Grand Canyon Drive in this area, and therefore, Grand Canyon Drive is not needed for future right-of-way purposes.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility & Major Development Project (Rhodes Ranch)	P-F & R-3	Forbuss Elementary School & single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped & single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac), Public Facility, & Residential High (8 to 18 du/ac)	R-E & R-E (RNP-I)	Accessory structure prior to principal (active E21-05468 for outside storage), Blue Diamond Wash, & undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac), Public Facility, & Residential Suburban (up to 8 du/ac)	R-E & R-E (RNP-I)	Blue Diamond Wash & undeveloped

Related Applications

Application Number	Request
CP-21-900382	Authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan is a companion item on this agenda.
UC-21-0512	A use permit to allow an accessory structure (garage) prior to a principal residence and a design review for finished grade is a companion item on this agenda.
VS-21-0513	A vacation and abandonment of government patent easements and portions of right-of-way being Pebble Road 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

Community Planning

Staff finds the request for the plan amendment to the Transportation Element appropriate for this location. The section of right-of-way will not be used as a collector street as designated on Map 1.3. The Blue Diamond Wash prevents Grand Canyon Drive from going through and there are no plans to construct a bridge over the wash; therefore, staff can support this request.

Staff Recommendation

Adopt. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 at 9:00 a.m., unless otherwise announced.

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

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: SUN WEST LTD
CONTACT: KATHERINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

DRAFT

11/02/21 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

PEBBLE RD/GRAND CANYON DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0512-SUN WEST LTD:

USE PERMIT to allow an accessory structure (garage) prior to a principal residence.
DESIGN REVIEW for finished grade in conjunction with an accessory structure on 3.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Pebble Road and Grand Canyon Drive (alignment) within Enterprise. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:
176-18-801-009

USE PERMIT:
Allow an accessory structure prior to a principal residence per Table 30.44-1.

DESIGN REVIEW:
Increase the finished grade to 196 inches where 18 inches is the standard per Section 30.32.040 (a 989% increase).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 8880 S. Grand Canyon Drive
- Site Acreage: 3.4
- Project Type: Accessory structure (garage) prior to a principal residence
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 5,000 (proposed accessory structure – garage)

Site Plan

The site plan depicts a 3.4 acre parcel located on the northeast corner of Pebble Road and Grand Canyon Drive. There is a 15 foot wide driveway on the southwest and southeast corners of the parcel. Both driveways head north toward the northeast corner of the site. The driveway will be

comprised of clean gravel or chat groundcover as approved by the Clark County Department of Environment and Sustainability - Division of Air Quality.

The applicant is proposing to construct a 5,000 square foot garage that will be set back 33 feet from the east property line, 21 feet from the north property line where a 5 foot setback is required for accessory structures, 260 feet from the south property line (Pebble Road), 240 feet from the west property line, and 50.5 feet from the flood channel to the north where 50 feet is required per Code. The purpose for constructing the garage is so that the applicant can store materials to construct 2 custom homes.

Due to the varying heights of the existing topography the applicant is requesting to increase the finished grade at a maximum of 196 inches where 18 inches the maximum per Section 30.32.040. From west to east the topography starts from existing grade along the west property line and decreases by 6 feet and gradually increases to 9 feet and decreases another 12 feet to 15 feet along the east property line. From south to north the existing grade drops down to approximately 30 feet towards the north property line. Per the applicant, any retaining wall and screen walls that require waivers of development standards will be applied for once the drainage studies are completed.

Landscaping

Landscaping is neither proposed nor a part of this request.

Elevations

The elevation plans show a single story garage with an overall height of 21 feet. The exterior materials include metal vertical siding painted in a light stone color, and the structure will also have neutral colored trim. The west facing elevation includes 5 garage roll-up doors, the south facing elevation includes a door and 4 windows, and the east facing elevation includes 5 windows. The north facing elevation only includes the metal vertical siding.

Floor Plans

The floor plans show a rectangular shaped garage with an open floor plan for storage purposes with an overall area of 5,000 square feet.

Applicant's Justification

Per the applicant, the purpose of constructing the 5,000 square foot garage prior to a principal residence, so that the applicant can store materials required to construct 2 custom homes. The applicant is also requesting to increase the finished grade due to the extreme topography variances on the subject parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0071-04	Vacated right-of-way being a portion of Grand Canyon Drive between Pebble Road and Torino Avenue - recorded (Instr. #: 20040728:0005408)	Approved by PC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Flood Channel
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Accessory structure prior to principal (active CE21-05468 for outside storage)
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
PA-21-700003	Plan amendment to amend the transportation element for Grand Canyon Drive (between Pebble Road and Ford Avenue) is a companion item on this agenda.
CP-21-900382	Authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan is a companion item on this agenda.
VS-21-0513	Vacate and abandonment 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

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

Staff does not typically support the request to construct an accessory structure prior to a principal residence. Although staff is concerned that the request is premature since there are no active permits or minor subdivision maps in process with the County, staff finds that the proposed accessory garage is necessary to store materials to build 2 custom homes. Staff recommends that the applicant process an application for review and complete the custom homes in 3 years. Staff recommends approval.

Public Works - Development Review

Design Review

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff

will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant to complete and review construction of the custom homes within 3 years.
- Materials stored on-site must only be related to the 2 custom homes to be constructed on the subject parcel.
- Applicant is advised that subsequent land use approval may be required for the area of the accessory building; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW21-12940;
- 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;
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- 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. 24' minimum fire lane.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DAN COLETTI
CONTACT: ASHLIE HARPER, SUN WEST, 6675 S. CIMARRON RD. #100, LAS VEGAS,
NV 89113

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PLANNER
COPY 7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-21-0512</u> DATE FILED: <u>9/14/21</u></p> <p>PLANNER ASSIGNED: <u>JOR</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/13/21</u></p> <p>PC MEETING DATE: <u>11/2/21</u></p> <p>BCC MEETING DATE: <u>11/17/21</u> * Related w/ PA-21-700003 & VS-21-0513</p> <p>FEE: <u>\$675 (UC) & \$675 (DR)</u></p>
	PROPERTY OWNER	<p>NAME: <u>Dan Coletti (SUN WEST LTD)</u></p> <p>ADDRESS: <u>10 Magic Stone Lane</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-363-8060</u> CELL: <u>702-278-3500</u></p> <p>E-MAIL: <u>dan@sunwestcustomhomes.com</u></p>
	APPLICANT	<p>NAME: <u>Dan Coletti (SUN WEST LTD)</u></p> <p>ADDRESS: <u>10 Magic Stone Lane</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-363-8060</u> CELL: <u>702-278-3500</u></p> <p>E-MAIL: <u>dan@sunwestcustomhomes.com</u> REF CONTACT ID #: <u>217239</u></p>
	CORRESPONDENT	<p>NAME: <u>Ashlie Harper</u></p> <p>ADDRESS: <u>6675 S. Cimarron Rd. #100</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u></p> <p>TELEPHONE: <u>702-906-2795</u> CELL: <u>214-287-9978</u></p> <p>E-MAIL: <u>ashlie@sunwestcustomhomes.com</u> REF CONTACT ID #: <u>204554</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-18-801-009

PROPERTY ADDRESS and/or CROSS STREETS: 8880 S. Grand Canyon Las Vegas NV, 89178

PROJECT DESCRIPTION: 50x100 Ft. Accessory structure (garage) prior to a principal structure

(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] Dan Coletti
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON SEPT 8 2021 (DATE)
 By DANIEL S. COLETTI
 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.



6675 S. Cimarron Rd. #100, Las Vegas, NV 89113, p.702.363.8060 Lic. #0073981

CLARK COUNTY
DEPARTMENT OF PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

Re: Justification Letter
APN: 176-18-801-009

UC-21-0512

To Whom It May Concern:

Please be advised, this office represents the applicant. On behalf of the applicant, we are requesting the following applications: (1) use permit for an accessory structure (garage) prior to a principal structure; (2) design review to increase fill for property generally located near Pebble Road and Grand Canyon Drive and more particularly described as APN: 176-18-801-009 (the "Site"). The Site is approximately 3.4 acres and is zoned R-E and planned land use RNP. Any waivers of development standards for increased retaining wall and /or screen wall heights, will be applied for once final drainage studies have been completed.


Use Permit

The applicant is proposing to construct one (1) single story garage, to store materials for the future principal structures of (2) custom homes to be built. There are two (2) points of access off of Pebble Road.

Design Review to Increase Finished Grade

Title 30 allows for finished grade to be increased up to 18 inches (Title 30.32.040(a)(9)). In this case, the applicant is asking to increase grade up to a maximum of 196 inches in certain areas to accommodate drainage issues. This design review is necessary because the site drops off from the western property line significantly. As a result, onsite fill is required for the development of the proposed project. The site will not increase more than eighteen (18) inches at the perimeter of the site.

Thank you,



Daniel S. Coletti
Manager
Sun West Commercial, LLC

11/02/21 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

PEBBLE RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0513-SUN WEST LTD:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road and between Grand Canyon Drive (alignment) and Park Street (alignment), and portions of right-of-way being Pebble Road located between Park Street (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

176-18-801-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

The site plan depicts a 35 foot wide patent easement along the east property line of the subject parcel to be vacated. In addition, the request also includes portions of right-of-way being Pebble Road (north side) as well as 20 feet of the southern portion of Pebble Road. Vacating the patent easement along the east property line is necessary for development of the site, and vacating portions of right-of-way being Pebble Road is required in order to meet Clark County Public Works street width requirements and amending the Clark County Transportation Element for Grand Canyon Drive PA-21-700003 (a companion item on this agenda).

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0071-04	Vacated right-of-way being a portion of Grand Canyon Drive between Pebble Road and Torino Avenue – recorded (Instr. #: 20040728:0005408)	Approved by PC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Flood Channel
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Accessory structure prior to principal (active CE21-05468 for outside storage)
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
PA-21-700003	Plan amendment to amend the transportation element for Grand Canyon Drive (between Pebble Road and Ford Avenue) is a companion item on this agenda.
CP-21-900382	Authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan is a companion item on this agenda.
UC-21-0512	Use permit to allow an accessory structure (garage) prior to a principal residence and a design review for finished grade 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 is not necessary for site drainage or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

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

Public Works - Development Review

- Comply with approved drainage study PW21-12940:
- 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. Minimum 24' fire lane

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAN COLETTI

CONTACT: ASHLIE HARRER, SUN WEST, 6675 S. CIMARRON RD. #100, LAS VEGAS, NV 89113

PLANNER COPY 8A



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-21-0513</u>	DATE FILED: <u>9/14/21</u>
		PLANNER ASSIGNED: <u>JOR</u>	TAB/CAC DATE: <u>10/13/21</u>
		TAB/CAC: <u>ENTERPRISE</u>	* Related w/ PA-21-700003 # UC-21-0512
		PC MEETING DATE: <u>11/2/21</u>	
		BCC MEETING DATE: <u>11/17/21</u>	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Dan Coletti (SUN WEST LTD)</u>
	ADDRESS: <u>10 Magic Stone Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-363-8060</u> CELL: <u>702-278-3500</u>
	E-MAIL: <u>dan@sunwestcustomhomes.com</u>

APPLICANT	NAME: <u>Dan Coletti (SUN WEST LTD)</u>
	ADDRESS: <u>10 Magic Stone Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-363-8060</u> CELL: <u>702-278-3500</u>
	E-MAIL: <u>dan@sunwestcustomhomes.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Ashlie Harper</u>
	ADDRESS: <u>6675 S. Cimarron Rd #100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-906-2795</u> CELL: <u>214-287-9978</u>
	E-MAIL: <u>ashlie@sunwestcustomhomes.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-18-801-009

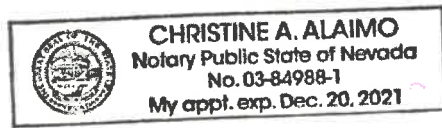
PROPERTY ADDRESS and/or CROSS STREETS: 8880 S. Grand Canyon Las Vegas NV, 89178

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)*

Dan Coletti
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK
SUBSCRIBED AND SWORN BEFORE ME ON SEPT 9 2021 (DATE)
By DANIEL S. COLETTI
NOTARY PUBLIC: Christine A. Alaimo



*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 19, 2021



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

Re.: **8880 South Grand Canyon Drive**
Vacation Justification Letter
APN 176-18-801-009

VS-21-0513

Dear Staff,

On behalf of our client, Sun West Homes, we are requesting review and approval of a Vacation application for subject property.

The project consists entirely of 3.38 acres± (gross) on APN 176-18-801-009, and is located at 8880 South Grand Canyon Drive on the northeast corner of the intersection with West Pebble Road.

In support of the proposed project, Applicant respectfully requests the vacation of the unneeded portions of the 33' patent easements dedicated per Patent No. 1170591 (Book 900430, Instrument No. 00323 of Official Records) and right-of-way along the west and south boundaries of the project site, as described in the vacation legal description and exhibit.

Thank you for your assistance in this matter. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathrine Logan".

Kathrine Logan
Entitlements Coordinator

11/02/21 PC AGENDA SHEET

ACCESSORY STRUCTURE/CASITA
(TITLE 30)

RANCHO DESTINO RD/SID SALL AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0483-STEVENSON-KALE FAMILY TRUST ETAL & STEVENSON SHAIN
TRS:

USE PERMIT to allow more than 1 accessory apartment or casita in conjunction with an existing single family residence on 0.7 acres within an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Rancho Destino Road, 200 feet south of Siddall Avenue within Enterprise. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

177-33-311-011

USE PERMIT:

Allow 2 casitas where a maximum of 1 accessory apartment, casita, guest quarters, or temporary living quarters per lot is permitted per Table 30.44-1 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 11041 Rancho Destino Road
- Site Acreage: 0.7
- Number of Lots/Units: 1
- Project Type: Casita
- Number of Stories: 1
- Building Height (feet): 18 (proposed casita)
- Square Feet: 864 (proposed casita)/8,714 (existing residence, garage, casita, & porch)/2,100 (existing detached garage)/700 (proposed addition)/660 (proposed patio cover)

Site Plans

The plans depict an existing single family residence on 0.7 acres in RNP-I. The applicant is proposing to construct a new detached casita located along the north property line and will be set

back 10 feet. In addition to the proposed second casita, the applicant is in the process of constructing a new 700 square foot addition to the west exterior which is not a part of this application request. The existing casita is in the front portion of the parcel with the principal residence located within the eastern portion of the parcel. The proposed residential addition and proposed detached casita meet all required setbacks, and the proposed casita has more than a 6 foot separation from any structure. The proposed casita will be architecturally compatible with the principal residence.

Landscaping

No changes are proposed or required to the existing landscaping. A 6 foot high block wall exists along the side and rear property lines.

Elevations

The plans depict an 18 foot high, approximately 864 square foot casita with a pitched roofline. The materials include a concrete tile roof that will match the existing residence, and will include a stone veneer and stucco finish.

Floor Plans

The plans depict a proposed 864 square foot casita with a kitchen, living room, bathroom, bedroom, and utility or laundry room.

Signage

Signage is not a part of this request

Applicant's Justification

The applicant states their desire to construct a detached casita and allow for 2 casitas on 1 lot. The additional living space will accommodate family members experiencing health problems. The proposed casita will not impact the immediate neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0416-15	Detached accessory structure	Approved by BCC	October 1015
WS-1751-05	Waived increased wall height	Approved by PC	December 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff analysis finds the proposed detached casita, that will be the second casita on this property, is compatible with the surrounding neighborhood. The second casita will be screened from the right-of-way and meets all setbacks and building separations, and the proposed second casita will be architecturally compatible with the principal residence. Staff finds that the requests conform to Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses; therefore, staff is in support of 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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: RELIABUILT CONSTRUCTION
CONTACT: POGO DIVERSIFIED SERVICES LLC, 4212 GALAPAGOS AVE, NORTH
LAS VEGAS, NV 89084

DRAFT



LAND USE APPLICATION

9A

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 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) (ORIGINAL APPLICATION #) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0483</u> DATE FILED: <u>8/26/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10-13-21</u> PC MEETING DATE: <u>11-2-21</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Helen Kale</u> ADDRESS: <u>11041 Rancho Destino Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702-267-7213</u> CELL: _____ E-MAIL: <u>HKALE15@YAHOO.COM</u>
	APPLICANT NAME: <u>DAVE MILLS / RELIABUILT CONSTRUCTION COMPANY LLC</u> ADDRESS: <u>5840 W Craig Road #120-252</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-368-3449</u> CELL: <u>702-303-6552</u> E-MAIL: <u>DAVE.MILLS@RELIABUILT.NET</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>TAMARA POGOZELSKI / POGO DIVERSIFIED SERVICES LLC</u> ADDRESS: <u>4212 GALAPAGOS AVENUE</u> CITY: <u>NORTH LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89084</u> TELEPHONE: _____ CELL: <u>702-366-4887</u> E-MAIL: <u>TAMARA@POGODS.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-33-311-011

PROPERTY ADDRESS and/or CROSS STREETS: 11041 RANCHO DESTINO ROAD, LAS VEGAS, NV 89183

PROJECT DESCRIPTION: CONSTRUCT A 864 SQ. FT. CASITA

(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.

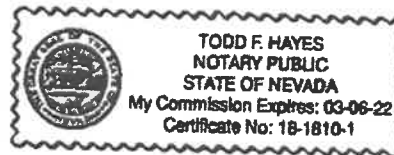
Shaine Stevenson
Property Owner (Signature)*

Shaine Stevenson
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6/11/2021 (DATE)

By Todd F Hayes
NOTARY PUBLIC: Todd F Hayes



*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.

Helen Kale
Shaine Stevenson
11041 Rancho Destino Road
Las Vegas, NV 89183
(702) 767-7213

June 28, 2021

Clark County
4701 W Russell Road
Las Vegas, NV 89118

UP-21-0483

RE: 11041 Rancho Destino Road / Las Vegas NV 89183

To Whom It May Concern:


We purchased the home located at 11041 Rancho Destino Road. At the present time, our home does not have a true detached casita. It has what the builder classifies as a casita, which is actually our 4th bedroom and has the same roof as the rest of the house, so it is not a true detached casita.

We propose to add a true detached casita. The additional living space will accommodate our retired, elderly parents that are experiencing health concerns where nearby family is essential to their well-being. The detached casita space will allow these elderly parents to have family close so they'll be protected and cared for. The proposed detached casita will not affect our neighbors in any way.

The additional space will conform to the surrounding area, adding value without obscuring eye appeal or views for our neighbors. Our addition plans, including the addition of the detached casita will not impede on neighbors' property or parking areas whatsoever.

Our proposal maintains pride of ownership and ever increasing property values for the surrounding community.

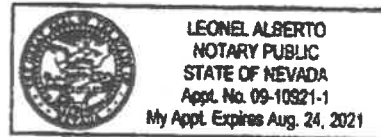
Thank you kindly for your attention to our request.

Gratefully,


Helen Kale, Homeowner

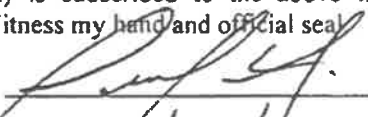


Shaine Stevenson, Homeowner



STATE OF NEVADA)
COUNTY OF CLARK)

On this 8th day of July, 2021, personally appeared before me, a Notary Public Shaine Stevenson personally known to me to be the person (s) whose name(s) is subscribed to the above instrument who acknowledged that they executed this instrument. Witness my hand and official seal.

Notary Public: 
My commission expires: 8/24/2021

11/02/21 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

SILVERADO RANCH BLVD/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0487-1263 SILVERADO, LLC:

USE PERMITS for the following: 1) reduce the separation from a supper club to a residential use; 2) eliminate the pedestrian access around the perimeter of outside dining and drinking; 3) allow primary access to outside dining and drinking to not be from within the supper club; and 4) allow a hookah lounge.

DESIGN REVIEW for a supper club with outside dining and drinking and a hookah lounge within an existing shopping center on a portion of 3.1 acres in a C-2 (Commercial General) Zone.

Generally located on the east side of Maryland Parkway, south of Silverado Ranch Boulevard within Enterprise. MN/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

177-26-112-015 ptn

USE PERMITS:

1. Reduce the separation between a supper club and a residential use to 75 feet where 200 feet is required per Table 30.44-1 (a 62.5% reduction).
2. Eliminate the 4 foot wide pedestrian access around the perimeter of an outside dining and drinking area per Table 30.44-1.
3. Allow primary access to an outside dining and drinking area to not be through the interior of the supper club.
4. Allow a hookah lounge.

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9890 S. Maryland Parkway
- Site Acreage: 3.1 (portion)
- Project Type: Supper Club with outside dining
- Building Height (feet): 45

- Square Feet: 5,447
- Parking Required/Provided: 1,445/1,495 (entire site)

Site Plans

The plans depict an existing shopping center (Silverado Ranch Place) with access from Maryland Parkway and Silverado Ranch Boulevard. Parking for the site is located throughout the shopping center. No design changes are proposed or required with this request. The scope of the request is a supper club with outside dining and a hookah lounge within an existing tenant space in the southwest portion of the shopping center.

Landscaping

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

Elevations

No changes are proposed for the existing building which consists of contemporary architectural style with painted stucco exterior in neutral tones with stone veneer accents.

Floor Plans

The plans show a 5,447 square foot supper club with a waiting area, dining room, kitchen, bar area, and an office with outside dining.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the subject tenant spaces have been utilized for supper clubs in the past and likewise the existing outdoor dining and drinking areas have been in use with the previous supper clubs.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0198	Supper club	Approved by PC	June 2020
UC-20-0031	Hookah lounge for another suite in the shopping center	Approved by PC	March 2020
UC-19-0236	Recreation facility (indoor family activity center)	Approved by PC	May 2019
UC-0361-10	Outside dining for another suite in the shopping center	Approved by PC	September 2010
UC-0502-07	Check cashing	Approved by PC	June 2007
DR-1777-99	Shopping center	Approved by PC	December 1999

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1241-99	Shopping center	Approved by PC	September 1999
TM-0188-98	1 lot commercial subdivision	Approved by PC	August 1998
ZC-1059-97	Reclassified the site to C-2 zoning	Approved by BCC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Shopping center
South	Residential Medium (3 to 14 du/ac) & Residential Suburban (up to 8 du/ac)	R-3 & R-2	Single family & multiple family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Commercial General	C-2	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits & Design Review

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

The outside dining areas were approved for the previous supper club. Land Use Goal 2 of the Comprehensive Master Plan encourages, in part, opportunities for a mix of uses such as commercial, office, recreational, entertainment, and other uses in close proximity to each other. The shopping center was designed and built to accommodate any added facility demands that the supper club may generate, such as additional parking and pedestrian traffic. The proposed supper club with outside dining and a hookah lounge use adds to the existing mixture of uses within the center, and complies with the Comprehensive Master Plan. As a result, 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: CANDELABRA CAFE AND LOUNGE

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 SOUTH 4TH STREET, LAS VEGAS, NV 89101



LAND USE APPLICATION 10A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC/DR-21-0487</u> DATE FILED: <u>9/14/2021</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/13/2021</u> PC MEETING DATE: <u>11/21/2021</u> BCC MEETING DATE: _____ FEE: <u>\$1175.00</u>
	PROPERTY OWNER NAME: <u>1263 Silverado LLC</u> ADDRESS: <u>5 Ventura Canyon Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Candelabra Cafe and Lounge c/o Zahir Fakh</u> ADDRESS: <u>9890 South Maryland Parkway #17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>zahirf@icloud.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Brown, Brown and Premsrirut c/o Lora Dreja</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 598-1408</u> CELL: _____ E-MAIL: <u>Lora@Brownlawlv.com</u> REF CONTACT ID #: <u>170880</u>

ASSESSOR'S PARCEL NUMBER(S): 177-26-112-015

PROPERTY ADDRESS and/or CROSS STREETS: 9890 South Maryland Parkway #16 - 18

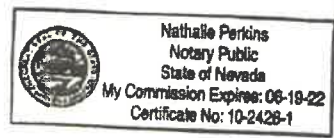
PROJECT DESCRIPTION: Supper club with outdoor dining and ancillary hookah lounge in C-2 within 200 feet of residential property line.

(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)*
 STATE OF Nevada
 COUNTY OF Clark

GILBERT C BARBIERI
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON April 30, 2021 (DATE)
 By Gilbert Barbieri
 NOTARY PUBLIC: Nathalie Perkins



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

July 20, 2021

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

RE: Candelabra Café and Lounge – Re-establish use permit On-Premise Consumption of Alcohol (Supper Club) and re-establish Outside Dining. C-2 zone 9890 South Maryland Pkwy Suite 16-18 parcel 177-26-112-015

Dear Madam/Sir,

PROJECT DESCRIPTION AND HISTORY: Candelabra Café and Lounge LLC proposes to re-establish a 3,567 SF supper club use permit with ancillary outside drinking dining and hookah use. Various supper clubs and hookah lounges have occupied this space since the shopping center's construction in 2005. The property is in a C-2 zone which allows these uses by-right when conditions are met.

Use Permit Supperclub: While a supper club is allowed by right in a C-2 zone, the space must be a minimum 200 feet from a residential property line. Use permits were needed because the closest point of the suite's footprint (south/back of house elevation) is located approximately 75 feet from a residential property line where 200 feet are required. The initial entitlement was likely approved as the suite is located in the central portion of a 600 foot long shopping center; there is no direct nor ancillary interaction between patrons of the supper club and the residential property. The last supperclub license at this location was surrendered in 2018 and therefore expired; which is the reason this matter is revisited through this use permit process. Note that Almaza restaurant first installed supperclub improvements in 2006. The site has since been used by other supper club operators including Armaan and Satira. This space is suited only for a supper club. We respectfully submit that because this shopping center complied with the Master Plan and this use has existed since opening of the center that the use is deemed consistent with the area. Additionally, as the activity is separated from the protected use (residential) by the building itself, it does not interact with the neighboring residential other than back of house functions.

Use Permit Outside Dining and Drinking: Outside Dining is allowable by right in a C-2 zone. However, a condition of the use could not be met. UC-1252-05 established outdoor dining wherein the primary access to the patio was not through the interior of the supper club. UC-1252-05 was re-established via UC-0351-10. The Staff Report for UC-0361-20 describes the Outside Dining area " *The outside drinking and dining area is approximately 200 square feet. The area is surrounded by an approximate 3 foot high decorative fence with access from the sidewalk located along the south side. The outside dining and drinking area is covered by a brown 4 post wood shade structure with a flat lattice roof, and has six tables with seating for approximately 12 people.*" Each subsequent tenant has used this space. Candelabra's request is substantially similar with the same composition of hardscaping but with seating upwards of 20 people. The space uses the same hardscaping/railings and previously reviewed and approved and remains subject to the same parking analysis approved from subsequent submittals up to 20-0198 which concludes 1445 parking spaces are required for the center and 1495 are provided.

A photo attached to this letter indicates a minimum four foot clear pathway that allows pedestrians to traverse this business. Site plans and photo of existing conditions indicate that the pathway is more than eight feet at points. It provides the most direct option for non-patrons to pass the supperclub to go elsewhere in the shopping center without exposure to automobile traffic.

The outdoor eating area is separated from the parking lot by a three foot high protective fence that is founded in the curb; that separates the pedestrian area from the drive aisle. An secondary seven foot decorative privacy wall separates the dining area from automobile activity. A 10-foot high lattice provides shade over outdoor dining tables. Like with Lira, the previous tenant, Hookah will be served in dining area at the discretion of the operator based on time of day and clientele on site at the time.

The establishment will have a majority of Italian food items and a front kitchen with a brick oven. The restaurant portion of the floor plan will serve its entrees table side. The cafe will be non smoking and will serve alcohol. It will be open for lunch and dinner. An interior door and hallway connects the restaurant to a hookah lounge where hookahs are assembled. The lounge does not have a dance floor.

The main bar will have multiple TVs playing various types of sports. The sports bar will have tables for food, drinks and hookahs as well. Candelabra's operation hours will be 11:00 am to 1:00 am.

Thank you for your consideration in this matter.

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

11/02/21 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

CAMERON ST/MAULDING AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0503-D3 PROPERTY GROUP, LLC:

USE PERMITS for the following: **1)** allow an accessory building to exceed one half the footprint of the principal dwelling; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive applicable design standards on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Cameron Street and the north side of Maulding Avenue within Enterprise. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-07-202-012

USE PERMITS:

1. Increase the area of a proposed accessory building (garage) to 1,300 square feet where an accessory building with a maximum area of 720 square feet (50% of the footprint of the primary residence) is permitted per Table 30.44-1 (an 80% increase).
2. Allow an accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
3. Waive applicable design standards per Table 30.56-2A for architectural enhancements on all elevations.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7575 Cameron Street
- Site Acreage: 1.1
- Project Type: Accessory structure (garage/storage building)
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 1,300

Site Plan

The proposed detached garage is located near the northerly portion of the subject property. The accessory structure will be set back 10 feet from the north property line (adjacent single family residence), 56 feet from the west property line (adjacent single family residence), and 53 feet from the east property line (Cameron Street). The existing single family residence is located near the center portion of the property, south of the proposed accessory building. The property is enclosed by an existing 6 foot high block wall. Access to the proposed accessory structure will be from Cameron Street to the east.

Landscaping

The property has mature landscaping and groundcover throughout the site. No changes are proposed with this application.

Elevations

The plans depict a single story detached garage that is 15 feet in height, 30 feet in length, and 26 feet in width. The total square footage is 1,300 square feet. The proposed detached garage will be constructed of metal siding. Four roll-up garage doors are located on the south face of the building, with 1 pedestrian door and 1 additional roll-up door on the east face of the building.

Floor Plans

The plans show a 1,300 square foot proposed accessory structure which will be used for vehicle storage.

Applicant's Justification

According to the applicant the proposed detached garage is needed for storage; however, they are currently working with an architect to remodel the existing house and add 3,000 square feet. The proposed location was chosen because all setbacks are being met and the structure will be painted to match the existing house.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
East	Public Facility	P-F	Public Park

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. The accessory structure is proposed to be placed on a 1 acre parcel and the design of the accessory structure incorporates proper building placement on the site with all required setbacks being met. The request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. This property is located in a large lot RNP area in Enterprise where large accessory buildings have previously been approved; therefore, staff can support this application.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; that this system falls under the jurisdiction of the Southern Nevada Health District; that this property is within 400 feet of public sanitary sewer; and that to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the CCWRD website.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DEVIN L HENDERSON

CONTACT: DEVIN HENDERSON, D3 PROPERTY GROUP LLC, 7575 CAMERON ST, LAS VEGAS, NV 89139



Title 30

APC # 177-07-202-012

LAND USE APPLICATION

11A

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 checked="" type="checkbox"/> VARIANCE (VA) <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) <u>APR-21-100758</u> (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0503</u> DATE FILED: <u>9-7-21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10-13-21</u> PC MEETING DATE: <u>11-2-21</u> RE/RNP: <u>1</u> BCC MEETING DATE: <u>-</u> RNP FEE: <u>\$675.00</u> MN
	PROPERTY OWNER NAME: <u>D3 Property Group LLC</u> ADDRESS: <u>3077C Clement Dr 482</u> CITY: <u>San Diego</u> STATE: <u>CA</u> ZIP: <u>92117</u> TELEPHONE: <u>619-817-5955</u> CELL: E-MAIL: <u>D3PROPERTYGROUP@YAHOO.COM</u>
	APPLICANT NAME: <u>Devin Henderson</u> ADDRESS: <u>7575 Cameron St.</u> CITY: <u>San Diego</u> STATE: <u>CA</u> ZIP: <u>92117 89139</u> TELEPHONE: <u>619-817-5955</u> CELL: <u>619-817-5955</u> E-MAIL: <u>devin.henderson@yahoo.com</u> REF CONTACT ID #:
	CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-07-202-012

PROPERTY ADDRESS and/or CROSS STREETS: 7575 Cameron St and Maulding Ave.

PROJECT DESCRIPTION: Pre-Engineered Metal Building - Garage

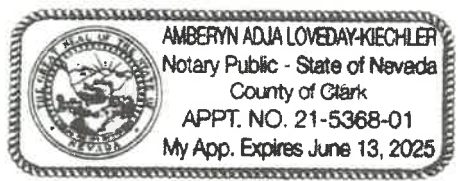
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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) D3 Property Group LLC dba Devin L. Henderson

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 8th, 2021 (DATE)
 By Devin Henderson

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
 Page 1 of 3

6/21/2021

D3 Property Group LLC
Devin Henderson
7575 Cameron St
Las Vegas, NV 89139

UC-21-0503

Re: APR-21-100758
Parcel: 177-07-202-012
Subj: Justification Letter

To Whom It Concerns:

Please accept this letter explaining the nature of our Land Use Application as we are currently seeking a permit to build a pre-engineered metal garage on our property at the above address. The garage will be 26'x50'x12.9' and 1300 sq ft. The colors and trim will match the house and there are no other structures on the property.

Currently our house is 780sq ft thus making this new detached garage bigger than our existing house. However, we are currently working with an architect to remodel and add 3000 sq ft to the existing house. Additionally, we need to complete property improvements in order to easily obtain construction financing.

With this addition, we will not only be adding a beautiful 5 door garage, we will be adding value and equity to our home which will allow us to obtain a construction loan more easily.

Thank you for allowing us to explain the reason for our Land Use Application.

Kind regards,



Devin Henderson

D3 Property Group LLC

President

619-817-5955

11/02/21 PC AGENDA SHEET

ACCESSORY APARTMENTS
(TITLE 30)

RAVEN AVE/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0520-FULL THROTTLE REAL ESTATE, LLC:

USE PERMITS for the following: **1)** allow 2 accessory apartments; **2)** increase the overall area of an accessory apartment; **3)** increase the footprint of an accessory structure; and **4)** allow an accessory structure to not be architecturally compatible in conjunction with an existing single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the north side of Raven Avenue, 253 feet west of Decatur Boulevard within Enterprise. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

176-24-501-030

USE PERMITS:

1. Allow 2 accessory apartments where 1 accessory apartment per lot is the maximum permitted per Table 30.44-1 (a 100% increase).
2. Increase the overall area of proposed accessory apartments to 1,549 square feet each where 1,500 square feet each is the maximum permitted per Table 30.44-1 (a 3% increase).
3. Allow an existing detached garage to exceed one half the footprint of the principal dwelling to 2,178 square feet where 1,897 square feet is the maximum allowed per Table 30.44-1 (a 15% increase).
4. Allow an accessory structure (metal storage container) to not be architecturally compatible to the principal residence where architectural compatibility is required per Table 30.44-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5080 Raven Avenue
- Site Acreage: 2
- Project Type: Accessory apartments

- Number of Stories: 1 (existing single family residence)/1 (existing detached garage)/2 (proposed structure for 2 accessory apartments)
- Building Height (feet): 15 (existing detached garage)/8 (existing metal storage container)/25 (proposed structure for 2 accessory apartments)
- Square Feet: 3,795 (existing single family residence)/2,178 (existing detached garage)/200 (existing storage container)/3,098 (proposed structure for 2 accessory apartments)
- Parking Required: 2 (1 for each accessory apartment)

Site Plan & Request

The site plan depicts an existing single family residence on 2 acres and the residence faces southwest toward Raven Avenue. The single story residence is located on the southwest corner of the site, and an existing detached garage is located east of the residence. An existing metal storage container will be relocated from the west side of the residence and placed within the rear yard, approximately 45 feet north of the detached garage. There is an existing driveway adjacent to the south property line which leads west towards the front of the home, and then north towards a rolling access gate. The Hauck Street alignment is also located along the west property line. Lastly, there are existing 33 foot wide patent easements along the north, west, south, and east property lines to be vacated at a later date. Any landscaping and screening located within the patent easements will be relocated.

The applicant is requesting 2 accessory apartments on the subject parcel, where 1 is permitted per Title 30. Secondly, this application includes the request to increase the overall area of an accessory apartment structure to 1,549 square feet each where 1,500 square feet each is the maximum allowed per Table 30.44-1. Lastly, the applicant is requesting to allow an accessory structure (storage container) to not be architecturally compatible to the existing principal residence per Table 30.44-1, and allow the overall area of the existing detached garage to exceed one half the footprint of the principal residence.

The applicant is proposing to construct a detached structure which will have 2 accessory apartments to be built on the southeast corner of the subject parcel. The structure will be set back 40 feet from the south property line (Raven Avenue), 35 feet from the east property line, 205 feet from the west property line (Hauck Street alignment), and 225 feet from the north property line. There are 2 proposed parking spaces to be placed northeast of the proposed accessory apartment structure.

Landscaping

The on-site landscaping includes large mature trees adjacent to the existing block wall along the south property line, and trees within the front and rear yard. No new landscaping is proposed with this application.

Elevations

The elevation plans for the accessory apartment structure has an overall height of 25 feet, with an asphalt tile roof which will match the principal residence. The exterior walls will match the residence and include a 3 coat plaster system with pop-outs to give the structure some enhanced fenestration on all 4 elevations. This 2 story structure includes 2 balconies both on the east and

west facing elevations, and there are doors and windows on the north and south facing elevations.

Floor Plans

The plans depict 1 structure which will have 2 accessory apartments with an overall area of 3,098 square feet (1,549 square feet for each accessory apartment). The floor plans mirror each other and include the following on the first floor: a porch area, living room, kitchenette, a washer/dryer closet, storage, and an office. The second floor includes the following: bedrooms, a balcony, and bathrooms.

Applicant's Justification

Per the applicant's justification letter, the applicant is proposing 2 accessory apartments for their parents and in-laws. Due to the COVID-19 pandemic the applicant would like to keep their parents in close proximity, and since the subject parcel is 2 acres, the proposed accessory apartments designed within 1 structure can be accommodated. The required setbacks, overall design of the structure, architectural compatibility, screening, and required parking have been met with the proposed design per the plans.

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Use Permit #1

The applicant is requesting 2 accessory apartments where 1 accessory apartment per lot is permitted per Title 30. The plan shows that the 2 accessory apartments will be combined into 1 structure with an overall area of 3,098 square feet. The floor plan shows that the proposed accessory apartments will have 3 bedrooms, an office, living room, patio area, balcony, bathrooms, and a kitchen for each accessory apartment. Although the proposed structure meets the required setbacks, parking requirement, architectural compatibility, and is screened from the right-of-way, the proposed structure does not match the overall scale of what is currently on-site and within the immediate area. The proposed 2 story structure resembles a duplex like residential building which is almost as large as the existing 1 story single family residence. Staff finds that the proposed structure is excessive and unwarranted; therefore, staff cannot support this request.

Use Permit #2

The applicant is proposing to increase the overall area of 2 proposed accessory apartments to 1,549 square feet each (3,098 square feet total) where 1,500 square feet is the maximum permitted per Table 30.44-1. Since staff does not support use permit #1, staff cannot support this request even though the overall area of the subject parcel can accommodate all of the existing structures and the proposed accessory apartment structure. Staff understands that even though each accessory apartment square footage is only increasing by 3 percent, 2 accessory apartments combined is out of character for the neighborhood.

Use Permit #3

The detached garage east of the existing residence has an overall area of 2,178 square feet. The detached garage is architecturally compatible to the principal residence and is also screened from the right-of-way (Raven Avenue) by 5 mature trees and a CMU block wall. Staff finds that exceeding one half the footprint of the principal residence does not pose a negative impact to the subject parcel or the surrounding neighbors; therefore, staff is in support of this request.

Use Permit #4

This request is to allow an accessory structure (metal storage container) to not be architecturally compatible to the principal residence. The submitted site plan shows that the existing metal storage container will be relocated from the west side of the residence (within view of Raven Avenue), to the rear yard. The metal storage container will be placed behind the principal residence and the detached garage which is approximately 155 feet north of the south property line. There is an existing CMU block wall that can also screen it from the right-of-way. Although there is a residence to the east, the metal storage container is 170 feet from the nearest residential use, and 252 feet west of the residence to the east. Staff finds the impact to be minimal and can support the applicant's request.

Department of Aviation

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

Staff Recommendation

Approval of use permits #3 and #4; denial of use permits #1 and #2.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Provide photographic evidence that landscaping and walls/fences have been removed from the easements, prior to issuance of building permit.

Department of Aviation

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

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CARLOS RIVADENEIRA
CONTACT: CARLOS RIVADENEIRA, LAS VEGAS, 7125 SPRUCEWOOD ST., LAS VEGAS, NV 89147

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

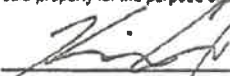
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

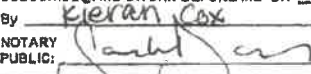
PLANNER COPY 12A

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC 21-0520</u> DATE FILED: <u>9/14/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/13/21</u> PC MEETING DATE: <u>11/2/21</u> BCC MEETING DATE: _____ FEE: <u>\$1075</u>
	PROPERTY OWNER NAME: <u>FULL THROTTLE REAL ESTATE LLC</u> ADDRESS: <u>5050th RAVEN AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139-7511</u> TELEPHONE: <u>1-805-801-4188</u> CELL: _____ E-MAIL: <u>INSIGHTFULLINGUIST@GMAIL.COM</u> <u>insightfullinguist@gmail.com</u>
	APPLICANT NAME: <u>KIERAN COX</u> ADDRESS: <u>5050th RAVEN AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139-7511</u> TELEPHONE: <u>1-805-801-4188</u> CELL: _____ E-MAIL: <u>INSIGHTFULLINGUIST@GMAIL.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>CARLOS (Roni) RIVERA</u> ADDRESS: <u>5050 RAVEN AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139-7511</u> TELEPHONE: <u>702-325-3905</u> CELL: _____ E-MAIL: <u>cr1am-11@hotmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-1501-030
 PROPERTY ADDRESS and/or CROSS STREETS: 5050 RAVEN AVE, LAS VEGAS, NV 89139
 PROJECT DESCRIPTION: Construction of two accessory apartments

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

 Kieran Cox
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON April 29th 2021 (DATE)
 By Kieran Cox
 NOTARY PUBLIC: 



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

September 1, 2021

Department of Comprehensive Planning
500 S. Grand Central Parkway - Box 551741
Las Vegas, Nevada 89155-1741
Attention: Ms. Jillee Opiniano-Rowland

UC-21-0520
JL

Ref: Land Use Application for 5080 Raven Ave., Las Vegas Nevada 89139-7511

Dear Ms. Jillee,

Thank you for all your help and guidance with regards to the above reference project. As per the requirements listed I am submitting this Justification Letter as part of our pre-review (APR) process.

With the current scare of the Covid-19 virus, I have become very concern with the health of both my parents and the parents of my partner. I would like to build a duplex to house both of them. My reasoning is that because of their age, I would like to keep them close to me and better isolated from exposure to the virus. The referenced property is 2.06 acre and could easily accommodate this duplex.

I am requesting a use permit for the following:

1. Use Permit to allow 2 accessory apartments
2. Use Permit to exceed the square footage of the accessory apartment to 3,098 square feet where 1,500 square feet is the maximum allowed per Table 30.44-1.0.
3. Use permit to allow an accessory structure (Conex Box) to not be architecturally compatible to the principal residence per Table 30.44-1.

In order to comply with Public Works, I am removing any portion of wall and trees that encroach into any easements. This can be seen as noted on the submitted site plan.

Thank you for your time and attention in this matter.

Sincerely,

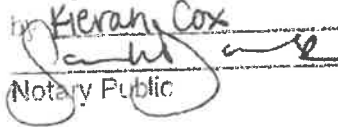
Kieran Cox (Owner)
5080 Raven Ave.
Las Vegas, Nevada 89139

State of Nevada

County of Clark

Acknowledged before me on April 29th 2021

by Kieran Cox


Notary Public



11/02/21 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

GARY AVE/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0524-RAINEY HILARY ELIZABETH & JAMES DANIEL

USE PERMITS for the following: 1) allow an accessory structure not architecturally compatible with the principal building; and 2) waive design standards in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the north side of Gary Avenue, approximately 280 feet east of Tenaya Way within Enterprise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-22-811-019

USE PERMITS:

1. Allow an accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
2. Allow non-decorative vertical metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2A.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7290 W. Gary Avenue
- Site Acreage: .6
- Project Type: Accessory structure
- Building Height (feet): 14
- Square Feet: 500

Site Plans

The plans depict an existing single family residential property on approximately .6 acres. The lot is designed as a flag lot with access to the property from Gary Avenue and the buildable area of the site set back approximately 160 feet from Gary Avenue. The applicant is requesting to construct a vertical metal accessory structure in the northeast portion of the parcel. The accessory

structure will meet all required setbacks and maintains a 6 foot minimum building separation from the main residence. There is an existing block wall along the perimeter of the property.

Landscaping

No landscaping is proposed or required as part of this application.

Elevations

The plans show a proposed accessory metal building with vertical siding that will be 14 feet high, 25 feet long, and 20 feet wide with a pitched roof, overhead roll-up door, and side door.

Floor Plans

The accessory structure will consist of a 500 square foot open floor plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to construct a 20 foot by 25 foot premanufactured vertical metal accessory structure. The proposed accessory structure will meet setbacks and is over 225 feet from the right-of-way. The applicant states the colors will match the existing residence with grey tone but is made of metal. Applicant has received permission from the Home Owners Association (HOA).

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0824-16	Vacated easements and right-of-way	Approved by BCC	January 2017
DR-0750-16	Residential subdivision and waived conditions of WS-0213-16	Approved by BCC	January 2017
VS-0751-16	Vacated and abandoned easements and portion of right-of-way	Approved by BCC	January 2017
TM-0153-16	56 lots and common lots	Approved by BCC	January 2017
WS-0253-16	Waiver for front setback and design review for single-family development and increased grade	Approved by BCC	June 2016

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. The request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and incorporates proper building placement on the site. The proposed accessory structure will meet required setbacks for both the side and rear yards and maintain the minimum 6 foot separation from the principal residence. In addition, the applicant is proposing to paint the structure the same colors of the main house to mitigate any impacts and is not visible from the right-of-way. 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES RAINEY

CONTACT: JAMES RAINEY, 7290 W. GARY AVE, LAS VEGAS, NV 89178



LAND USE APPLICATION

13A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

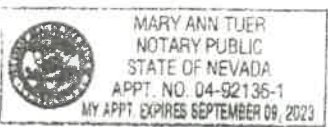
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	PROPERTY OWNER NAME: <u>JAMES + HILARY RAINEY</u> ADDRESS: <u>7290 W GARY AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>702-338-8045</u> CELL: <u>702-338-8045</u> E-MAIL: <u>HILARY RAINEY @ HOTMAIL.COM</u>
	APPLICANT NAME: <u>JAMES + HILARY RAINEY</u> ADDRESS: <u>7290 W GARY AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>702-338-8045</u> CELL: <u>702-338-8045</u> E-MAIL: <u>Hilaryrainey@hotmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>James + Hilary Rainey</u> ADDRESS: <u>7290 W. GARY AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>702-338-8045</u> CELL: <u>702-338-8045</u> E-MAIL: <u>hilaryrainey@hotmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-22-811-019
 PROPERTY ADDRESS and/or CROSS STREETS: 7290 W GARY AVE, LAS VEGAS, NV 89178
 PROJECT DESCRIPTION: 20x25 Premanufactured Steel detached GARAGE.

(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.

Hilary Rainey Hilary Rainey
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON August 23, 2021 (DATE)
 By Mary Ann Tuer
 NOTARY PUBLIC: Mary Ann Tuer



*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.

James and Hilary Rainey
7920 W Gary Avenue
Las Vegas, NV 89178
T: 702-338-8045

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

**Re: James & Hilary Rainey
20x25 Premanufacture Steel Detached Garage
Assessor's Parcel Number 176-22-811-019**

Dear Sir/Madam:

We are seeking permission to construct a 20x25 Premanufactured Steel Detached Garage "Garage" on the side of our house. The Garage is also towards the back of our property line. The Garage is behind our back gate which is over 225 feet from the road.

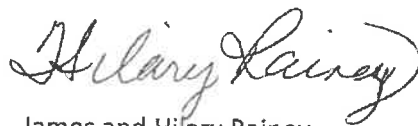
We are not meeting code because our house is stucco and the Garage is metal. The Garage is a tan color with grey trim which will match and compliment our house. The garage door will also be the same color as the garage doors on our house. We have also already received HOA approval for the Garage. A copy of the email change with HOA representative is attached.

The reason why we would like to construct this Garage is because we have two vintage cars that we would like to store in the Garage so they are not sitting outside in the heat.

We believe we should be granted approval. As mentioned above, we are doing everything to make sure it matches and compliments our house and fits in with our community. Also just one street over, there three similar buildings that have already been constructed.

Thank you.

Yours very truly,

A handwritten signature in cursive script that reads "Hilary Rainey". The signature is written in black ink and is positioned above the printed name.

James and Hilary Rainey

11/02/21 PC AGENDA SHEET

RIGHTS-OF-WAY
(TITLE 30)

DEAN MARTIN DR/MERANTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0486-GONZALEZ FAMILY REVOCABLE LIVING TRUST & GONZALEZ RAYMOND & ALEXANDRA N TRS:

VACATE AND ABANDON portions of a right-of-way being Meranto Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/lm/jo (For possible action)

RELATED INFORMATION:

APN:

177-20-302-008; 177-20-302-009

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a curb return driveway entrance to a 4 lot cul-de-sac and the northerly 30 foot portion of right-of-way (Meranto Avenue) along the southern portion of the subdivision, between Dean Martin Drive and the lot to the east of the subdivision. The applicant indicates that the rights-of-way are no longer needed as Meranto Avenue is a 60 foot road that will not cross I-15 and is not needed for accessing the parcels to the east. The property to the east may be accessed from Serene Avenue which is a collector street (80 foot wide). Additionally, there are health and safety concerns as the residents of the cul-de-sac routinely find trash and debris on the roadway that they as neighbors maintain. Having the private street will allow the neighbors to trespass persons that should not be on the street and eventually gated access to the neighborhood will be installed.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac) & Commercial Low	R-E	Single family residential
South & East	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped
West	Rural Neighborhood Preservation (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 right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Provide private access easements to Lots 1 through 4 of Parcel Map File 73, page 1;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Current Planning Division - Addressing

- Address changes may be required if access to the 4 single family residences is by means other than a private street.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALEXANDRA GONZALEZ

**CONTACT: ALEXANDRA GONZALEZ, 3120 W. MERANTO AVE., LAS VEGAS, NV
89139**

DRAFT



VACATION APPLICATION 14A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0486</u>	DATE FILED: <u>9/2/2021</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: <u>LUN</u>	TAB/CAC DATE: <u>10/15/2021</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>11/2/2021</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875-</u>	

PROPERTY OWNER	NAME: <u>GONZALEZ FAMILY REVOCABLE LIVING TRUST, Raymond & Alexandra Gonzalez</u> ADDRESS: <u>3120 West Meranto Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-419-8547</u> CELL: <u>702-406-5846</u> E-MAIL: <u>alex_regeski@yahoo.com</u>
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APPLICANT	NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-20-302-009

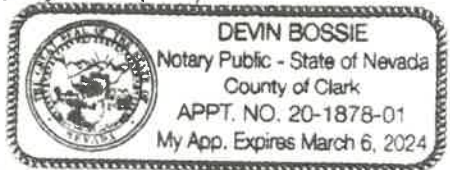
PROPERTY ADDRESS and/or CROSS STREETS: North 30 feet of Meranto Ave, east of Dean Martin

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.

Raymond & Alexandra Gonzalez
 Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 05/10/2021 (DATE)
 By Raymond and Alexandra Gonzalez
 NOTARY PUBLIC: [Signature]

Raymond & Alexandra Gonzalez
 Property Owner (Print)



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

April 27, 2021

Re: Meranto Avenue vacation adjacent to APN 177-20-302-009

Dear Comprehensive Planning staff,

We seek to vacate 2 portions of right-of-way adjacent to our property, as described below.

The first right-of-way is a curb return driveway that provides access to our 4 lot cul-de-sac, which was granted to Clark County by Book 920716, Instrument 01302 on file in the Official Records of the Clark County Recorder, Clark County, Nevada. Clark County no longer accepts fee title to curb return driveways at the entrance to private streets. If any easements are required, we will dedicate them during the vacation recordation process.

The second right-of-way is for Meranto Avenue and a spandrel, from Dean Martin Drive east to the eastern terminus of the right-of-way, which was granted to Clark County by Book 910424, Instrument 00631 on file in the Official Records of the Clark County Recorder, Clark County, Nevada. The right-of-way serves no purpose other than to provide access to our 4 lot cul-de-sac. Additionally, Meranto Avenue is a sixty-fourth section street with no plans to ever going over I-15. All adjacent properties will have legal access from either Serene Avenue, an 80 foot wide, quarter section collector street, Dean Martin Drive, an 80 foot wide collector street, or Richmar Avenue, a 60 foot wide sixteenth section street. Since other larger rights-of-way and an alternate 60 foot street (Richmar Avenue) provide the necessary access, Meranto Avenue is no longer necessary as a public street.

In addition to the above technical reasons for why the right-of-way is no longer needed, there are public health and safety issues in the surrounding area. We routinely find trash and debris on the roadway and frequently the debris includes hypodermic needles. These present a safety hazard to those of us that live on the 4 lot cul-de-sac. As a private street, we will have the opportunity to trespass persons that should not be on the street and we will work to provide gates and fencing to further protect our neighborhood.

We look forward to working with County staff on this vacation request and we are happy to answer any questions you may have.

Sincerely,



Alexandra (Alex) Gonzalez
3120 W. Meranto Avenue
Las Vegas, NV 89139
702-406-5846
Alex_regeski@yahoo.com

11/02/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SUNSET RD/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0509-HARSCH INVESTMENT PROPERTIES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way and between Lindell Road and Duneville Street (alignment) within Enterprise (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

176-01-102-003; 176-01-102-004; 176-01-102-006; 176-01-102-007; 176-01-102-010; 176-01-102-017 through 176-01-102-018; 176-01-110-006

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements around most of the boundaries of the subject parcels. Also shown on plans are pedestrian access easements along Lindell Road and Westwind Road. The applicant indicates that the vacation of the easements is needed to allow the current proposed distribution center development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0068	Reclassified the site to M-D zoning and allowed modified driveway design standards for a proposed distribution center	Approved by BCC	April 2020
VS-20-0069	Vacated and abandoned easements on the site	Approved by BCC	April 2020
WS-0800-15	Waive conditions of ZC-0231-08 with a design review of an office warehouse building - expired	Approved by BCC	April 2016
ZC-0231-08	Reclassified 2.5 acres to M-D zoning with waivers for shared cross-access easement with the adjacent lot for an office warehouse industrial building	Approved by BCC	April 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South & West	Business and Design/Research Park	M-D	Office warehouse & undeveloped
East	Business and Design/Research Park	M-D	Distribution center

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 that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Westwind Road, 55 feet to the back of curb for Sunset Road, 35 feet to the back of curb for Lindell Road, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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: HARSCH INVESTMENT PROPERTIES L L C

CONTACT: VTN-NEVADA, 2727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NV
89146

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

15A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0509</u> DATE FILED: <u>9-9-21</u> PLANNER ASSIGNED: <u>RR</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10-13-21</u> PC MEETING DATE: <u>11-2-21</u> BCC MEETING DATE: _____ FEE: <u>\$875.00</u>
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M-D/AE-60
BDRP CMA
MN 20-20-0068
VS-20-0069

PROPERTY OWNER	NAME: <u>HARSCH INVESTMENT PROPERTIES LLC</u> ADDRESS: <u>1121 SW. SALMON STREET, SUITE # 500</u> CITY: <u>PORTLAND</u> STATE: <u>OREGON</u> ZIP: <u>97205</u> TELEPHONE: <u>(503)973-0202</u> CELL: _____ E-MAIL: <u>Jims@harsch.com</u>
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APPLICANT	NAME: <u>HARSCH INVESTMENT PROPERTIES LLC</u> ADDRESS: <u>1121 SW. SALMON STREET, SUITE # 500</u> CITY: <u>PORTLAND</u> STATE: <u>OREGON</u> ZIP: <u>97205</u> TELEPHONE: <u>(503)973-0202</u> CELL: _____ E-MAIL: <u>Jims@harsch.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>VTN-NEVADA c/o: Jeffrey Armstrong</u> ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NEVADA</u> ZIP: <u>89146</u> TELEPHONE: <u>(702)873-7550</u> CELL: _____ E-MAIL: <u>jeffreya@vtnnv.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-01-102-003, 004, 005, 006, 007, 010, 017 and 018 & 176-01-110-006

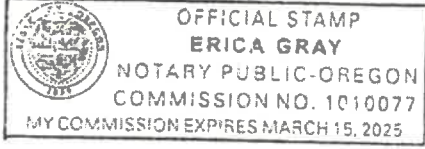
PROPERTY ADDRESS and/or CROSS STREETS: SOUTH OF SUNSET ROAD AND WEST OF LINDELL ROAD

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

HARSCH INVESTMENT PROPERTIES, LLC
 BY: [Signature]
 Property Owner (Signature)*

HARSCH INVESTMENT PROPERTIES, LLC
 BY: JIM SATHER, SVP, DEVELOPMENT
 Property Owner (Print)

STATE OF ~~NEVADA~~ OREGON
 COUNTY OF _____ MULTNOMAH
 SUBSCRIBED AND SWORN BEFORE ME ON 06-10-2021 (DATE)
 By Jim Sather, Senior Vice President, Development
 NOTARY PUBLIC: [Signature]



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



June 15, 2021
W.O. 8110

VS-21-0509

Clark County
Department of Planning
550 Grand Central Parkway
Las Vegas, Nevada 89155

Attention: Planning Department

Subject: **Vacation Request**
APNs: 176-01-102-003, 004, 005, 006, 010, 017, 108 and 176-01-110-006

Planning Department,

On behalf of our client Harsch Investments, LLC, VTN Nevada is requesting the approval of a Vacation of the following:

1. Pedestrian Access Easement (2)
2. Patent Easement (5)
3. Clark County Drainage Area Easement

The subject properties are located south of Sunset Road and west of Lindell Road within the Enterprise land use planning area of Clark County jurisdiction.

The applicant is requesting this vacation in order to develop the subject property as a light manufacturing facility consisting of 2 buildings at 72,690 square feet and 188,960 square feet in size.

The proposed development will have 6 access points onto the two (2) adjacent public streets.

Vacation Request

The applicant is requesting to vacate five (5) patent easements, two (2) pedestrian access easements and a Clark County drainage area easement in conjunction with the proposed development as shown on the attached exhibit. This vacation of these easements coincides with the development of subject parcel as a proposed light manufacturing development. The proposed development will not utilize any of these easements as a part of the development, therefore the request is appropriate.

PEDESTRIAN ACCESS EASEMENT

BEING ALL OF THAT PUBLIC ACCESS EASEMENT GRANTED TO CLARK COUNTY PER PLAT BOOK 149, PAGE 39 LYING WITHIN LOT 1 OF SAID PLAT.

PATENT EASEMENT NUMBER 1211287, BOOK 900801,

INSTRUMENT NUMBER 00157

BEING THE EAST 3.00 FEET OF THE WEST 33.00 FEET, THE SOUTH 33.00 FEET AND THE EAST 33.00 FEET OF GOVERNMENT LOT 14 OF SECTION 01, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THE WEST 30.00 FEET AND THE NORTH 55.00 FEET OF SAID GOVERNMENT LOT 14.

PATENT EASEMENT NUMBER 1205317, BOOK 458,

INSTRUMENT NUMBER 369423

BEING THE WEST 33.00 FEET AND THE SOUTH 33.00 FEET OF GOVERNMENT LOT 13 OF SECTION 01, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THE EAST 35.00 FEET AND THE NORTH 55.00 FEET OF SAID GOVERNMENT LOT 13.

PATENT EASEMENT NUMBER 1206291, BOOK 911029,

INSTRUMENT NUMBER 00456

BEING THE EAST 3.00 FEET OF THE WEST 33.00 FEET, THE NORTH 33.00 FEET, THE EAST 33.00 FEET, AND THE SOUTH 33.00 FEET OF GOVERNMENT LOT 27 OF SECTION 01, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THE WEST 30.00 FEET OF SAID GOVERNMENT LOT 27.

PATENT EASEMENT NUMBER 1205544, BOOK 525,

INSTRUMENT NUMBER 484164

BEING THE NORTH 33.00 FEET, THE WEST 33.00 FEET AND THE SOUTH 33.00 FEET OF GOVERNMENT LOT 28 OF SECTION 01, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THE EAST 35.00 FEET OF SAID GOVERNMENT LOT 28.

PATENT EASEMENT NUMBER 1205746, BOOK 523,

INSTRUMENT NUMBER 212554

BEING THE NORTH 33.00 FEET, THE WEST 33.00 FEET AND THE SOUTH 33.00 FEET OF GOVERNMENT LOT 45 OF SECTION 01, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THE EAST 35.00 FEET OF SAID GOVERNMENT LOT 28.

CLARK COUNTY DEPARTMENT OF PUBLIC WORKS RESTRICTIVE COVENANT RUNNING WITH THE LAND FOR DRAINAGE AREA TO BE PRIVATELY MAINTAINED

BEING ALL OF THE 2 PRIVATE DRAINAGE EASEMENTS AS SHOWN AND DESCRIBED WITHIN THAT CERTAIN "RESTRICTIVE COVENANT AGREEMENT"

ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA AS INSTRUMENT NUMBER 20171211:0000372 ALL WITHIN GOVERNMENT LOT 45 OF SECTION 01, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

PEDESTRIAN ACCESS EASEMENT

BEING ALL OF THE 2 PEDESTRIAN ACCESS EASEMENTS AS SHOWN AND DESCRIBED WITHIN THAT CERTAIN DOCUMENT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA AS INSTRUMENT NUMBER 20171211:0000364 ALL WITHIN GOVERNMENT LOT 45 OF SECTION 01, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

A vacation legal description and exhibit has been submitted with this application that shows the location of the easements.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at (702)873-7550.

Sincerely,
VTN Nevada



Jeffrey Armstrong
Planning Manager

11/03/21 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

PEBBLE RD/EDMOND ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400139 (UC-19-0465)-CHURCH THE ROCK:

USE PERMIT FIRST EXTENSION OF TIME for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** allow modified driveway design standards; and **3)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
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 southwest corner of Pebble Road and Edmond Street within Enterprise.
JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:
176-24-501-008; 176-24-501-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive parking lot landscaping for a proposed parking lot where parking lot landscaping is required per Figure 30.64-14.
2. Reduce throat depth to 55 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 45% reduction).
3. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Pebble Road where full off-site improvements are required per Section 30.52.050.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Place of worship
- Building Height (feet): 30
- Square Feet: 9,000 (first phase)/13,960 (total build-out)
- Parking Required/Provided: 140/142 (total build-out)

Site Plans

The approved plans depict a 1 story place of worship which will consist of 2 buildings for a total of 9,000 square feet for the first phase of construction. Future phases will include additions to the proposed buildings, including classrooms and multi-purpose rooms that will bring the total square footage to 13,960 square feet. The proposed place of worship will be centrally located within the project site, approximately 85 feet from Pebble Road. To the east of the place of worship is the proposed classroom building, located approximately 85 feet from Pebble Road and approximately 63 feet from Edmond Street. The buildings are connected by walls and doors to create a courtyard. A 24 foot wide drive aisle for both internal traffic and emergency vehicle access encircles the proposed building. Access to the site is from Pebble Road via a 32 foot wide driveway in the northwest portion of the parcel. A proposed trash enclosure will be in the southwest corner of the parcel.

Landscaping

The approved plans show street landscaping consisting of 15 foot wide landscape area along Pebble Road and an 8 foot wide landscape area along Edmond Street, along with perimeter landscaping proposed along the western and southern property lines consisting of both 24 inch box trees spaced every 20 feet on center and 15 gallon box trees spaced 20 feet on center. No landscape island fingers are provided between parking spaces within rows to break-up the longer rows of parking and is the subject of a waiver request for parking lot landscaping.

Elevations

The approved plans show a 30 foot high building with a flat roofline and parapet walls.

Floor Plans

The approved plans show an auditorium for 320 seats and a separate building with 3 classrooms and a serving kitchen with an exterior courtyard with areas for barbeques and tables. The total internal space is 13,960 square feet when total build-out is completed with proposed future additions.

Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0465:

Current Planning

- Design review for future additions, including additions shown on plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet to back of curb for Edmond Street and 50 feet to back of curb for Pebble Road and associated spandrel;

- Execute a Restrictive Covenant Agreement (deed restrictions).
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 #0308-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the church is in the process of obtaining a new contractor in order to continue the proposed place of worship.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0465	Place of worship and waivers for trash enclosure, parking lot landscaping, and modified driveway design standards	Approved by BCC	August 2019
ZC-1026-05	Reclassified 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
UC-0480-99	Installation of 138/12 kV overhead electrical power transmission line with 110 foot high transmission line poles & equipment	Approved by PC	May 1999

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff previously recommended approval of the proposed place of worship as staff believes the use will not have an adverse or negative impact on the surrounding parcels as places of worship are common within residential areas. With proper placement on the property, along with requisite parking and appropriate scale and buffering, a place of worship can be consistent and compatible within residential neighborhoods. The request for an extension of time can be supported by staff as progress has been made on the applicant's behalf. A minor subdivision map was submitted to the County for review and was approved in June 2021. Staff can support this extension of time.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until August 21, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CHRISTINE REED

**CONTACT: CHRISTINE REED, THE ROCK, A CHRISTIAN CHURCH, 9181 BRANFORD
HILLS STREET, LAS VEGAS, NV 89123**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 16A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-19-0465</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>Et-21-400139</u> DATE FILED: <u>8/25/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10-13-21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11-3-21</u> FEE: <u>\$300</u>
	PROPERTY OWNER NAME: <u>The Rock, A Christian Church</u> ADDRESS: <u>9181 Branford Hills St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Kenneth Small</u> ADDRESS: <u>7040 Laredo St. Ste. C</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>7028731718</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jose Chavez</u> ADDRESS: <u>7040 Laredo St. Ste. C</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>7028731718</u> CELL: <u>7752470839</u> E-MAIL: <u>JoseC@smallstudioassociates.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-501-008 and 176-24-501-009

PROPERTY ADDRESS and/or CROSS STREETS: Vacant lot on the corner of Edmond St. and W. Pebble Rd.

PROJECT DESCRIPTION: Ground up construction of a community church.

(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] The Rock, A Christian Church
Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 20th, 2021 (DATE)
By CHRISTOPHER TONG

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. Page 1 of 3

SSA ARCHITECTURE
Small Studio Associates, LLC.
7040 Laredo Street, Suite C
Las Vegas, Nevada 89117-3044
702.873.1718 702.873.1726 fax
www.smallstudioassociates.com

Date: 08/09/2021

Authorization For Agent

To: Clark County Nevada Planning, Zoning, Building, Water, Traffic and or Health
Departments

The above referenced architectural firm has been retained by me to design a construction project and make modifications to the satisfaction of the government authorities for the project located at NWC of West Pebble and Edmond St, Clark County, NV

SSA Architecture's firm representatives are authorized to submit and edit documents required for these processes. Please also allow them to act on my behalf and release any drawings, documentation, and materials to them as my representative, and allow them to represent me for the purpose of entitlement and or permit approval through your department(s).

Client Authorized Signature:



Print Name: CHRISTOPHER TONG

Phone #: 702-340-6379

Fax #: _____

Project Location:

APN: 176245010008

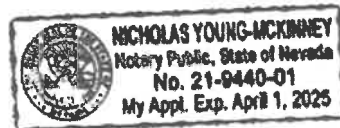
176245010009


Notary Signature

Nicholas Young-McKinney
Print Name

Subscribed & Sworn Before Me:

10 day of August, 2021



Justification letter

Clark County Nevada Planning
Atten: Steven De Merritt
Email: Steven.DeMerritt@ClarkCountyNV.gov

Via: Hand Delivered

Dear Steven,

The attached project is for a church that planning is already aware of. Previously, a patron of the church who is apparently not a design professional submitted for this use and it went through the planning process. This resulted in a NFA that is attached. SSA has been instructed to submit a site plan and building elevations addressing a continuation of the process in order to entitle the property for this previously approved use.

As a result of the prior process staff recommended that the building be similar to a residential style. As was shown on the previous case the church does intend to eventually build another building as then shown. However, we are currently only applying for the work shown.

This building and development is well suited to the neighborhood. Buildings directly across (Pebble) from the front elevation on the north side are 2 story vertical faces. To the east the property owner has a very high unadorned, unarticulated wall at the street. To the south there is nothing built. It is a vacant lot. On the west side this church is far back from the property line and we have provided a tree buffer. The only side where the property is immediately adjacent to residences is the west.

The exterior of the building is a neutral-colored stucco as are many of the neighboring structures.

Respectfully,



Ken Small, AIA CSI CDT
SSA Architecture, Small Studio Associates, LLC



11/03/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

WARM SPRINGS RD/LINDELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400148 (VS-18-0432)-NEVADA POWER COMPANY:

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Badura Avenue and Warm Springs Road within Enterprise (description on file). MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:
176-01-402-002; 176-01-402-004

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

BACKGROUND:

Project Description

VS-18-0432 was previously approved to vacate and abandon the 33 foot wide patent easements that surround parcel 176-01-402-002 and a 3 foot wide patent easement located in the southwest portion of the subject parcel. In addition, the request included the vacation and abandonment of 33 foot wide patent easements located on the north and east sides of parcel 176-01-402-004 and a 3 foot wide patent easement located on the west side of the subject parcel. These patent easements are not needed for the future development of these parcels.

Previous Conditions of Approval

Listed below are the approved conditions for VS-18-0432:

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 45 feet to the back of curb for Warm Springs Road, 30 feet for Westwind Road together with the portion of Westwind Road needed to complete the cul-de-sac at the northerly termination of said cul-de-sac as shown on the plans, and associated spandrels;

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

Building Department - Fire Prevention

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

Applicant's Justification

NV Energy purchased both parcels (176-01-402-002 & 176-01-402-004) in 2019. The applicant is applying for a first extension of time in order to complete the recordation of the vacation.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0096	Distribution warehouse and additional buildings for NV Energy and expansion of existing parking areas to include solar PV shades over new and existing parking spaces, waivers for street landscaping, and reduced parking lot landscaping	Approved by ZA	March 2020
WS-18-0431	Office/warehouse building with alternative parking lot landscaping, increased finished grade, waivers for cross access, ingress/egress easements, and reduced throat depth - expired	Approved by BCC	September 2018
VS-18-0432	Vacated and abandoned patent easements	Approved by BCC	September 2018
WS-0777-16	Waivers to allow modified driveway design standards with design reviews for a warehouse building and increased finished grade	Withdrawn	N/A
ZC-1705-06	Reclassified from R-E to M-D zoning	Approved by BCC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Business and Design/Research Park	M-D	Industrial complex, data center & Nevada Energy infrastructure, & undeveloped
South	Business and Design/Research Park	C-2	Industrial complex, data center & Nevada Energy infrastructure, & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until September 19, 2022 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: STANLEY CONSULTANTS, INC
CONTACT: STANLEY CONSULTANTS, INC., 5820 S. EASTERN AVE., SUITE 200, LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION PLANNER COPY 17A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) VS-18-0432 _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>ET-21-400/48</u> DATE FILED: <u>9/2/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/13/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/3/21</u> FEE: <u>\$ 300</u>
PROPERTY OWNER	NAME: <u>NV ENERGY</u> ADDRESS: <u>6226 W. Sahara Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>775-834-5834</u> CELL: <u>775-813-5834</u> E-MAIL: <u>rnegron@nvenergy.com</u>	
APPLICANT	NAME: <u>Ralph Negron</u> ADDRESS: <u>6226 W. Sahara Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>775-834-5834</u> CELL: <u>775-813-5834</u> E-MAIL: <u>rnegron@nvenergy.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Thai Q. Tran</u> ADDRESS: <u>5820 S. Eastern Ave., Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-534-2144</u> CELL: <u>702-336-8088</u> E-MAIL: <u>tranthai@stanleygroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-01-402-002, 176-01-402-004

PROPERTY ADDRESS and/or CROSS STREETS: W. Warm Springs Rd & Westwind Rd

PROJECT DESCRIPTION: Development of solar covered parking lot on undeveloped parcels

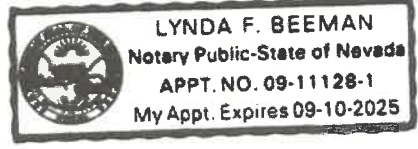
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON August 30, 2021 (DATE)
 By Adam Godorov

NOTARY PUBLIC: Lynda F. Beeman



*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.



Stanley Consultants INC

NVE Parking @ Beltway
VS-18-0432 Extension
APN 176-01-402-002 & 004
SCi Proj# 28998

August 2, 2021
Comprehensive Planning Department
P. O. Box 551744
Las Vegas, NV 89155-1744

ET-21-400148

JL

Re: NV Energy Parking at Beltway (VS-18-0432 Extension) – APN 176-01-402-002 & 004

To Whom It May Concern:

Stanley Consultants is developing the subject parcels (176-01-402-002 & 004) for NV Energy since its purchase in January 2019. Prior to the purchase, the property was entitled for the vacation of several patent easements per VS-18-0432 under a different applicant and previous owner.

When we applied for entitlements under NVE’s ownership in March 2020, a VS Application was not required since we were told by CC Planning at that time, that the applicant of VS-18-0432 was in the process of vacating those patent easements.

Unfortunately, we discovered that the vacation of those patent easements was never recorded and VS-18-0432 had expired in September of 2020.

The easement vacations as previously allowed per VS-18-0432 are compatible with Clark County Planning and interest of the neighboring communities as the use and access intended by those patent easements will be replaced by the 30’ and 45’ right-of-way dedications along Westwind Road and Warm Springs Road, respectively.

We seek your approval to extend VS-18-0432 so we can properly submit the applications, Legals and documents required to vacate the same patent easements.

Please feel free to contact me for any questions and further clarifications.

Sincerely,

Stanley Consultants, Inc.



Thai Q. Tran, P.E.
Project Manager

PLANNER
COPY

TOWNHOMES
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0496-STIMSON, CHRISTOPHER:

ZONE CHANGE to reclassify 7.6 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.

USE PERMIT for a planned unit development (townhomes).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) alternative private street sections; and 3) alternative residential driveway geometrics.

DESIGN REVIEWS for the following: 1) a planned unit development (townhomes); and 2) finished grade.

Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise (description on file). JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:

177-30-501-001 through 177-30-501-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback for residential units from a street, drive aisle, sidewalk, or curb to 2 feet where 10 feet is the minimum per Section 30.24.080 (an 80% reduction).
2.
 - a. Reduce the private street width to 28 feet where 37 feet is the minimum per Uniform Standard Drawing 210.S1 and Section 30.52.030 (an 24% reduction).
 - b. Allow private streets with valley gutter on 1 side and curb and gutter on the opposite side where curb and gutter is required on both sides per Uniform Standard Drawing 210.S1.
3. Reduce the separation between driveways and property lines to 2 feet where 6 feet is the minimum per Uniform Standard Drawing 222 (a 67% reduction).

DESIGN REVIEWS:

1. Planned unit development (townhomes).
2. Increase finished grade to 50 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 178% increase).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.6
- Number of Lots: 87
- Density (du/ac): 11.5
- Minimum/Maximum Lot Size (square feet): 1,553/3,474
- Project Type: Townhomes
- Number of Stories: 2 & 3
- Building Height (feet): Up to 33
- Square Feet: 1,640 to 2,235
- Open Space Required/Provided: 21,881/28,946
- Parking Required/Provided: 226/227

Site Plan

The site plan depicts a planned unit development (PUD) subdivision with attached single family residences (townhomes). Access to the subdivision is from Landberg Avenue to the south, and the internal street network includes private streets with a sidewalk on 1 side. Parking spaces are provided in the southwest portion of the site, near the center of the site, and in the northeast portion of the site, which provides access to a 19,254 square foot common lot with open space. All the lots receive access from within the subdivision, except for 11 lots that receive access from Landberg Avenue along the south side of the site.

Setbacks are established with the planned unit development; however, Title 30 requires a minimum 10 foot setback from any street, drive aisle, sidewalk, or curb. A waiver of development standards is included with this application to reduce the setback to 2 feet. Minimum setbacks for the townhomes are described below.

- | | |
|----------------------------------|---------|
| • Front (first floor and garage) | 5 feet |
| • Front (above first floor) | 2 feet |
| • Side (building to building) | 10 feet |
| • Corner side | 10 feet |
| • Rear | 7 feet |

Waivers of development standards are also included to reduce the private street widths, allow private streets with valley gutter on 1 side, and to reduce the separation between residential driveways and property lines.

Landscaping

Detached sidewalks with 15 feet of landscaping are provided along both Silverado Ranch Boulevard and Arville Street, and an attached sidewalk is provided along Landberg Avenue along the south side of the site. Additional landscaping is provided on the sides of certain lots, within the parking areas, and within the common lot with open space in the northeast portion of

the site. Amenities within the common lot include a pool, shade structures, barbeque grills, and restroom facilities.

Elevations

The 2 story models extend up to almost 29 feet in height, and the 3 story models extend to approximately 33 feet in height. Exterior materials include painted stucco, horizontal siding accents, and pitched roofs with flat concrete tile.

Floor Plans

Townhomes are located within both 3 plex and 4 plex buildings. Individual units range in size from 1,640 square feet to 2,235 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant developed the adjacent R-2 zoned single family subdivision to the east and the R-3 zoned townhome development to the south, and this project is a continuation of the adjacent developments. The proposed R-3 zoning is conforming with the master plan designation for the site, and the use (townhomes) is appropriate. While an existing R-E zoned single family residential will remain to the east, the applicant vacated Schrills Street (VS-19-0437) at the request of the homeowner, which provides a 30 foot wide buffer. Additionally, the applicant purposely placed the common lot with abundant open space at the northeast portion of the site to provide a buffer to the adjacent single family residence.

According to the applicant, the waivers of development standards are similar to requests that were previously approved for the townhome development to the south, and they are also appropriate for this development. For example, the reduced street widths are only for certain streets and stub streets, and the smaller width allows flexibility in design to accommodate 90 degree parking stalls. Similarly, the valley gutter in lieu of curb and gutter will only be located where 90 degree parking stalls are adjacent to the streets. Also, the reduction in driveway setback from the property lines and reduction from the residential units to the street are typical requests for townhome developments to allow greater flexibility in design.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700111	Requested to redesignate the existing land use category from RH (Residential High) to RUC (Residential Urban Center)	N/A	N/A

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & C-2	Undeveloped & tavern

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential Suburban (up to 8 du/ac)	R-3	Townhome subdivision
East	Residential High (from 8 du/ac to 18 du/ac)	R-E & R-2	Single family residence & single family residential
West	Public Facilities	P-F	Undeveloped

Related Applications

Application Number	Request
TM-21-500143	A tentative map for a planned unit development (townhomes) is a companion item on this agenda.
VS-21-0497	A vacation and abandonment of government patent easements and portions of 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

Current Planning

Zone Change

The conforming zone boundary amendment is within the range of residential densities anticipated for this site by the Enterprise Land Use Element within the Clark County Comprehensive Master Plan. In addition, the R-3 zoning matches an R-3 zoned townhome development directly to the south and it is compatible with an R-2 zoned single family subdivision to the east. As a result, staff can support the request.

Use Permit

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

A use permit for a planned unit development (townhomes) was approved (NZC-19-0436) and is under construction directly to the south of this site. Townhouses on the subject site are a continuation of the townhome development to the south. In addition, the townhomes are compatible with the R-2 zoned single family subdivision and the existing R-E zoned single family residence to the east. Therefore, staff 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

A reduction to the front setback will allow for a second and third story overhang up to 2 feet from the street. Within the subdivision, the first floor and garage will be set back either 5 feet or 10 feet 6 inches to allow for site visibility requirements. Along Landberg Avenue, which is a public street, the townhomes will be setback approximately 15 feet. As a result, the reduced setback will only impact the visibility within the subdivision. Staff does not anticipate any negative impacts from the reduction in the front setback for certain lots to accommodate a second and third story overhang.

Design Review #1

The layout of the subdivision includes appropriate circulation, parking spaces distributed throughout the site, and a large common lot to create a buffer to the R-E zoned single family residence to the east. Also, the townhomes are aesthetically pleasing and will create a cohesive community with the townhome development to the south. Furthermore, the development is consistent with Land Use Goal 7 to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The townhomes will provide an alternative to detached single family residences and multiple family residential developments. Therefore, staff can support the request.

However, staff recommends that pedestrian connections be added to the stub streets connecting the western stub street to Arville Street and the northern stub street to Silverado Ranch Boulevard. This will comply with Urban Specific Policy 17 that encourages comprehensive pedestrian circulation systems.

Public Works - Development Review

Waiver of Development Standards #2a

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

Waiver of Development Standards #2b

Staff has no objection to allowing private streets with a valley gutter on one side to accommodate perpendicular parking spaces.

Waiver of Development Standards #3

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

Design Review #2

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

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide a pedestrian connection from the western stub street to Arville Street and from the northern stub street to Silverado Ranch Boulevard;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards, and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

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

- Right-of-way dedication to include 45 feet to the back of curb for Silverado Ranch Boulevard, 24 feet for Landberg Avenue, and a 54 foot property line radius at the northwest corner of the site;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Boulevard improvement project;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and for any of the above-mentioned improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for any of the above-mentioned improvement projects.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

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 #0120-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: TRI POINTE HOMES NEVADA
CONTACT: GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

18A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZN)</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 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>ZC-21-0496</u> DATE FILED: <u>9/9/21</u></p> <p>PLANNER ASSIGNED: <u>JPT</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/13/21</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>11/3/21</u></p> <p>FEE: <u>\$2,875</u></p>
	PROPERTY OWNER	<p>NAME: <u>Tri Pointe Homes Nevada, Inc.</u></p> <p>ADDRESS: <u>4675 W. Teco Road, Suite #115</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-614-1452</u> CELL: _____</p> <p>E-MAIL: <u>mina.maleki@tripointehomes.com</u></p>
	APPLICANT	<p>NAME: <u>Tri Pointe Homes Nevada, Inc.</u></p> <p>ADDRESS: <u>4675 W. Teco Road, Suite #115</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-614-1452</u> CELL: _____</p> <p>E-MAIL: <u>mina.maleki@tripointehomes.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>GCW, Inc./Brandi Reid</u></p> <p>ADDRESS: <u>1555 S. Rainbow Boulevard</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u></p> <p>TELEPHONE: <u>702-804-2109</u> CELL: <u>702-780-9188</u></p> <p>E-MAIL: <u>breid@gcwenlineering.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-30-601-001, -002, -003, -004, -005, -006, and -007

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

PROJECT DESCRIPTION: Silverado Ranch and Arville Townhomes Phase II

(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.

Don Hale

Property Owner (Signature)*

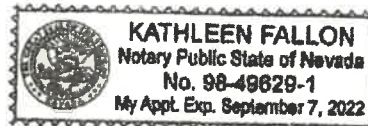
Don Hale

Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 25, 2021 (DATE)

By Don Hale
NOTARY PUBLIC: Kathleen Fallon



*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.

Tri Pointe Homes



5523-A079

July 26, 2021

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

21-01-0496

RE: JUSTIFICATION LETTER FOR LAND USE APPLICATION
APN#'s: 177-30-501-001 thru -007 (the "Property")
(1) Conforming Zone Change
(2) Design Reviews
(3) Waivers of Development Standards
(4) Use Permit

Dear Staff:

GCW, Inc. respectfully submits the attached Land Use package for a Submittal Review on behalf of our client and applicant, Tri Pointe Homes Nevada, Inc. formerly known as Pardee Homes of Nevada.

The current land use/zoning designations surrounding the project are as follows:

LOCATION	APN(S)	LAND USE	ZONING
West	177-30-196-001	PF	PF
East	177-30-502-002	RH	R-E
	177-30-512-001 thru -006	RH	R-2
North	177-19-801-020	BDRP	C-2
	177-19-802-022	BDRP	R-E
South	177-30-513-096 thru -110	RS	R-3

The applicant has recently purchased the Property, which consists of 7.61 gross acres with a current land use designation of RH and R-E zoning. The applicant has also entitled and developed the R-2 and R-3 communities abutting the Property to the east and south and believes the proposed community is cohesive with those existing developments while minimizing potentially adverse impacts to the adjacent homeowners.

Additionally, two residential units have been added to the Property since the initial submittal associated with APR-21-100352. The original application reflected 85 single-family attached lots while the current application reflects 87 single-family attached lots. This minor increase in lot count (or +0.2 du/ac increase) still falls significantly short of the maximum allowable density associated with the RH land use.

Conforming Zone Change

The current application requires a zone change for the entire Property from R-E (which is often used as a placeholder) to an R-3 PUD. The RH land use allows developments from 8 to 18 du/ac. The proposed R-3 PUD achieves 11.43 du/ac. Not only does this conform to the current land use, but it is just 63.5% of the allowable 18 du/ac and more appropriate for the area than some other conforming but more intense uses.

We've been mindful of providing a buffer near the existing rural estate immediate to the east (i.e., APN 177-30-502-002). First, we previously vacated Schirlis at the request of existing homeowner (VS-19-0437), which provides their property with a 30' private drive, or buffer, along the east boundary of the Property. Additionally, we purposely put the open space closest to the existing residence to minimize the number of structures near them in the current application. This helps Lot 21 be a little over 215 feet away from the existing residence. The closest two-story townhome will be on Lot 17, which is still approximately 52.6 feet away from the existing shed/garage in their rear yard, and 93.8 feet from the existing residence.

Design Reviews

Tri Pointe Homes requests the following design reviews for the Property:

1. **Design Review #1:** Allow finished grade to be a maximum of 4.1 feet above existing grade where 1.5 feet above existing grade is allowed. This is necessary due to the existing terrain and the sewer point of connection. The pad needs to be raised to connect to the sewer to the south on Landberg Avenue. We are not raising the grade for views or other unnecessary reasons. The highest finished grade is adjacent to Lots 7 and 8, which abut Lot 4 of the existing development immediately to the east. For clarity, this area is not adjacent to the existing rural estate (i.e., APN 177-30-502-002).
2. **Design Review #2:** As required by Section 30.24.040 to establish a Planned Unit Development. This submittal includes four distinct two-story floor plans that range from 1640 SF up to 1924 SF that are plotted as two building types: 3-plexes and 4-plexes.
3. **Design Review #3 (Newly Added):** There are four distinct two-story floor plans that range from 1640 SF up to 1924 SF that are plotted as two building types: 3-plexes and 4-plexes. These two-story buildings are a maximum of 28 feet-8.25 inches tall. The interior units of the 4-plexes (not applicable to 3-plexes) provide an optional third floor that affords buyers additional livable square footage and private outdoor space. This option increases the Plan 1 from 1640 SF up to 2020 SF and the Plan 2X from 1758 SF up to 2235 SF. The maximum building height for these three-story 4-plexes is 32 feet-5 inches. Please refer to the attached Three-story Exhibit for the potential locations of the aforementioned three-story option.

Waivers of Development Standards

Tri Pointe Homes requests the following waivers of development standards for the Property:

1. **Waiver #1:** Allow 28-foot private street width from back-of-curb to back-of-curb (with 5-foot sidewalk on one side) where 37-feet from back-of-curb to back-of-curb is required. This request is for Park Edge Ct, Tabor Peak Ave, and the stubs at the ends of on Tallow Falls Ave & Sunburst Spring Ave on the attached Tentative Map. The 28-foot streets (1) help accommodate two-story townhomes with relatively lower density and (2) allow flexibility in site design to help accommodate 90-degree parking stalls.
2. **Waiver #2:** Reduce the separation between driveways and property lines to a minimum of 2.58 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222. This request is due to the inherent nature of attached product or townhomes.
3. **Waiver #3:** Allow private streets with valley gutter on one side and curb-and-gutter on the opposite side where curb-and-gutter are required on both sides per Uniform Standard Drawing 210.S1. This is requested in order to accommodate 90-degree parking stalls on the side of the street that will utilize a valley gutter in lieu of curb-and-gutter.
4. **Waiver #4 (Newly Added):** Allow the height/setback ratio between the proposed single-family attached residences and the existing detached single-family residences abutting the Property to the east to be reduced where 68 feet is required per Figure 30.56-10. Only two-story plans will abut the eastern boundary of the Property (see attached Three-story Exhibit). Therefore, the maximum applicable building height (as shown in the attached architectural elevations) is 28 feet-8.25 inches.

Based on the required calculation in Figure 30.56-10, the minimum setback required is 68.07 feet [i.e., (28.69' building height minus 6' wall height) x 3 = 68.07 foot setback required].

More specifically, we respectfully request a reduction to allow a minimum of 10 feet where 68.07 feet is required in the height/setback ratio between the Property (i.e., Lots 1-17) and the applicant's existing detached single-family lots (i.e., APNs 177-30-512-001 thru -006). The applicant owning all properties in question is the mitigating factor for this request. Please refer to Height/Setback Waiver Exhibit 1.

Alternatively, we respectfully request a reduction to allow a minimum 14.21 feet where 68.07 feet is required in the height/setback ratio between the Property (i.e., Lots 17, 18, and 21) and the existing rural detached single-family estate (i.e., APN 177-30-502-002). We previously vacated Schirlls at the request of existing homeowner (VS-19-0437), which provides their property with a 30-foot private drive, or buffer, along the east boundary of the Property. Since the vacation was intended to provide a buffer, we believe it's more appropriate to consider the cumulative buffer of 44.21 feet (30-foot vacated buffer plus 14.21-foot actual separation to property line), which reflects a 35% reduction in the required setback. Please refer to Height/Setback Waiver Exhibit 2.

Waivers similar to #1-3 were approved for the applicant's adjacent townhome development (NZC-19-0436). In fact, the current application requests one fewer waiver than the prior development.

Use Permit

Applicant requests a Use Permit as required per Section 30.24.040 to establish the proposed Planned Unit Development. The proposed R-3 PUD includes 87 townhome lots on 7.61 gross acres, which results in a density of 11.43 units per gross acre. The minimum lot size is 1,553 SF; the maximum lot size is 3,474 SF, and the average lot size is 2,147 square feet. Design Review #3 above outlines the specifics of the product.

The proposed two- and three-story townhomes utilize front-loaded architecture with front doors that are located either at the front of the building (next to the garage and fronting the street) or on the side of the building. The proposed setbacks are as follows:

Setback Overview

Front Setback (First Floor & Garage)	Minimum 5 feet maximum 10.5 feet* from building to property line
Front Setback (Second Floor Living)	Minimum 2 feet from building to property line
Side Setback	0 feet between units within a building & minimum of 10 feet from building to building
Corner Side Setback	Minimum 10 feet from building to back of curb
Rear Setback	Minimum 7.3 feet** from building to property line
Building Height (Two-Story Plans)	28 feet-8 ¼ inches tall where 35-foot maximum is allowed
Building Height (Three-Story Plans)	32 feet-5 inches tall where 35-foot maximum is allowed

* A few buildings must be pushed back due to sight visibility zones, which creates a maximum 10.5-foot setback from property line to the face of the garage for a limited number of lots.

** Lot 32 includes a 7.3-foot minimum rear setback while all remaining lots accommodate a minimum 10-foot rear setback.

11/03/21 BCC AGENDA SHEET

RIGHT-OF-WAY & EASEMENTS
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0497-STIMSON, CHRISTOPHER:

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue, and between Crisman Ridge Street and Arville Street, and portion of a right-of-way being Silverado Ranch Boulevard located between Crisman Ridge Street and Arville Street, and a portion of right-of-way being Arville Street located between Silverado Ranch Boulevard and Landberg Avenue within Enterprise (description on file). JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:

177-30-501-001 through 177-30-501-007

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of both government patent easements and portions of rights-of-way. Government patent easements to be vacated are 33 feet wide around certain sides of each parcel. In addition, 9 foot wide portions of the government patent easements will be vacated along the southern side of the southern parcels, adjacent to Landberg Avenue. The portions of rights-of-way to be vacated include 5 foot wide portions of both Silverado Ranch Boulevard and Arville Street. According to the applicant, the patent easements are no longer necessary, and the portions of rights-of-way to be vacated will accommodate detached sidewalks in conjunction with a proposed residential planned unit development with a single family attached subdivision (townhomes).

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700111	Requested to redesignate the existing land use category from RH (Residential High) to RUC (Residential Urban Center)	N/A	N/A

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & C-2	Undeveloped & tavern
South	Residential Suburban (up to 8 du/ac)	R-3	Townhome subdivision
East	Residential High (from 8 du/ac to 18 du/ac)	R-E & R-2	Single family residence & single family residential
West	Public Facilities	P-F	Undeveloped

Related Applications

Application Number	Request
ZC-21-0496	Reclassified the site to R-3 zoning for a single family attached planned unit development (townhomes) is a companion item on this agenda.
TM-21-500143	A tentative map for a planned unit development (townhomes) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Silverado Ranch Boulevard, 24 feet for Landberg Avenue, and a 54 foot property line radius at the northwest corner of the site;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Boulevard improvement project;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and for any of the above-mentioned improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for any of the above-mentioned improvement projects.
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRI POINTE HOMES NEVADA

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

19A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0497</u> DATE FILED: <u>9/9/21</u> PLANNER ASSIGNED: <u>JZ</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/13/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/3/21</u> FEE: <u>9875⁰⁰</u>
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PROPERTY OWNER	NAME: <u>Tri Pointe Homes Nevada, Inc</u> ADDRESS: <u>4675 W. Teco Road, Suite #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-614-1452</u> CELL: _____ E-MAIL: <u>mina.maleki@tripointehomes.com</u>
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APPLICANT	NAME: <u>Tri Pointe Homes Nevada, Inc</u> ADDRESS: <u>4675 W. Teco Road, Suite #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-614-1452</u> CELL: _____ E-MAIL: <u>mina.maleki@tripointehomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>GCW, Inc./Brandi Reid</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2109</u> CELL: <u>702-780-9188</u> E-MAIL: <u>breid@gcwenengineering.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-501-001, -002, -003, -004, -005, -006, and -007

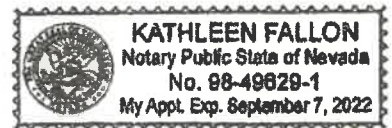
PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Boulevard and Arville Street

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

Dan Hale
 Property Owner (Signature)*

Dan Hale
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 25 2021 (DATE)
 By Dan Hale
 NOTARY PUBLIC: Kathleen Fallon



*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.



5523-A079

March 16, 2021

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

VS 21-0497

RE: Vacation and Abandonment
APN: 177-30-501-001, 177-30-501-002, 177-30-501-003, 177-30-501-004
177-30-501-005, 177-30-501-006, and 177-30-501-007

Dear Sir/Madam:

On behalf of Tri Pointe Homes Nevada (TPHN), GCW, Inc. (GCW), respectfully requests your consideration to vacate 5 feet of right of way along Silverado Ranch Boulevard as well as 5 feet of right-of-way along Arville Street. We currently have 50 feet of right-of-way along Silverado Ranch Boulevard and 40 feet of right-of-way along Arville Street.

Per Development Codes, for streets that are greater than 60 feet in width, a minimum of 5 feet detached sidewalk along with 5 feet landscape on both side of sidewalk for a minimum of 15 feet. By detaching the sidewalk, the 5 feet landscape falls within the right-of-way and therefore needs to be vacated.

We also request to vacate patent easements within the parcels mentioned above and shown in the exhibits included with this submittal package as they are no longer needed when this project is developed.

Please see attached Vacation map for your reference.

We appreciate your consideration. Please give me a call at 702-445-3527 if you have any questions or concerns.

Cordially,

GCW, INC.


Gia Nguyen, P.E.
Sr. Vice President



11/03/21 BCC AGENDA SHEET

SILVERADO RANCH &
ARVILLE TOWNHOMES II
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500143-STIMSON, CHRISTOPHER:

TENTATIVE MAP consisting of 87 lots and common lots on 7.6 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:
177-30-501-001 through 177-30-501-007

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.6
- Number of Lots: 87
- Density (du/ac): 11.5
- Minimum/Maximum Lot Size (square feet): 1,553/3,474
- Project Type: Townhomes

The tentative map depicts a planned unit development (PUD) subdivision with attached single family residences (townhomes). Access to the subdivision is from Landberg Avenue to the south, and the internal street network includes private streets with a sidewalk on 1 side. Parking spaces are provided in the southwest portion of the site, near the center of the site, and in the northeast portion of the site, which provides access to a 19,254 square foot common lot with open space. All the lots receive access from within the subdivision, except for 11 lots that receive access from Landberg Avenue along the south side of the site.

Detached sidewalks with 15 feet of landscaping are provided along both Silverado Ranch Boulevard and Arville Street, and an attached sidewalk is provided along Landberg Avenue along the south side of the site. Additional landscaping is provided on the sides of certain lots, within the parking areas, and within the common lot with open space in the northeast portion of the site. This common lot also includes a pool, shade structures, barbeque grills, and restroom facilities.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700111	Requested to redesignate the existing land use category from RH (Residential High) to RUC (Residential Urban Center)	N/A	N/A

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & C-2	Undeveloped & tavern
South	Residential Suburban (up to 8 du/ac)	R-3	Townhome subdivision
East	Residential High (from 8 du/ac to 18 du/ac)	R-E & R-2	Single family residence & single family residential
West	Public Facilities	P-F	Undeveloped

Related Applications

Application Number	Request
ZC-21-0496	A zone change to reclassify the site to R-3 zoning for a single family attached planned unit development (townhomes) is a companion item on this agenda.
VS-21-0497	A vacation and abandonment of government patent easements and portions of 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

Current Planning

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Silverado Ranch Boulevard, 24 feet for Landberg Avenue, and a 54 foot property line radius at the northwest corner of the site;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Boulevard improvement project;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and for any of the above-mentioned improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for any of the above-mentioned improvement projects.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

Department of Aviation

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

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0120-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRI POINTE HOMES NEVADA

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



TENTATIVE MAP APPLICATION 20A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500143</u> DATE FILED: <u>9/9/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/13/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/3/21</u> FEE: <u>\$750⁰⁰</u>

PROPERTY OWNER	NAME: <u>Tri Pointe Homes Nevada, Inc.</u> ADDRESS: <u>4675 W. Teco Road, Suite #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-614-1452</u> CELL: _____ E-MAIL: <u>mina.maleki@tripteohomes.com</u>
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APPLICANT	NAME: <u>Tri Pointe Homes Nevada, Inc.</u> ADDRESS: <u>4675 W. Teco Road, Suite #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-614-1452</u> CELL: _____ E-MAIL: <u>mina.maleki@tripteohomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>GCW, Inc./Brandl Reid</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2109</u> CELL: <u>702-780-9188</u> E-MAIL: <u>breid@gcwengineering.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-501-001, -002, -003, -004, -005, -006, and -007

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

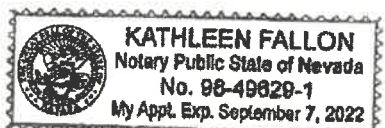
TENTATIVE MAP NAME: Silverado Ranch and Arville Townhomes Phase II

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.

Don Hale Don Hale
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 25, 2021 (DATE)
 By Don Hale
 NOTARY PUBLIC: Kathleen Fallon



*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.

11/03/21 BCC AGENDA SHEET

LANDSCAPING
(TITLE 30)

WINDY ST/ARBY AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0525-LMG LAS VEGAS, LLC:

WAIVER OF DEVELOPMENT STANDARDS for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise. MN/md/jd (For possible action)

RELATED INFORMATION:

APN:
177-05-701-031; 177-05-701-033

WAIVER OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate parking lot landscaping where required per Figure 30.64-14.
 - b. Eliminate street landscaping where required per Figure 30.64-13.
 - c. Eliminate the required landscaping and freeway buffer wall where required when adjacent to a freeway per Figure 30.64-4.

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

General Summary

- Site Address: 7060 Windy Street
- Site Acreage: 4.6
- Project Type: Outside storage yard in conjunction with an existing distribution center
- Number of Stories: 2
- Building Height (feet): 60
- Square Feet: 87,974
- Parking Required/Provided: 82/92

History & Request

A nonconforming zone change to an M-D zone for outside storage in conjunction with a distribution center was approved for APN 177-05-701-033 (west 0.6 acres) via NZC-19-0903 by the Board of County Commissioners in February 2020. An existing distribution center

measuring 87,974 square feet is located on APN 177-05-701-031 (east 4 acres). Per Code requirements, the previously approved landscape plan for NZC-19-0903 (APN 177-05-701-033) featuring the outside storage yard depicted a freeway buffer wall with landscaping, parking lot landscaping, and street landscaping. The applicant is now requesting to temporarily waive the landscaping requirements, including the freeway buffer wall, for APN 177-05-701-033 that were previously approved with the nonconforming zone change.

Site Plans

The plans depict an existing distribution center located on the eastern parcel and a previously approved outside storage yard located on the western parcel. The storage yard will have access to the distribution center from the adjacent parcel to the east and Windy Street. Two parking spaces are located on the parcel to the east and the remaining parking is located on the eastern parcel. Access to the distribution center is granted via an existing commercial driveway adjacent to Windy Street.

Landscaping

The previously approved plans depict an existing 15 foot wide landscape area along Windy Street, and a 20 foot wide landscape area along Arby Avenue. The applicant is requesting to temporarily waive all Code required landscape for the parcel to the west, APN 177-05-701-033, of the distribution center.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states this request is driven by the owner's need to access the legally held lot and to use it for the intended purpose without incurring an excessive expense at this time. As is widely known, the viability of many businesses across the country and planet has been severely challenged and LMG is no exception. It is the intent of the owner to fully honor all conditions of the previously approved nonconforming zone boundary amendment no later than February 1, 2023 with the work described herein commencing as soon as approval is granted for this request. This request, if granted, would allow for the deferment of the construction of the freeway buffer wall, the planting of the required buffering landscape, the demolition and replacement of the masonry wall at the south property line demarcating the subject property from the storage shed on the adjacent neighboring property. The public sidewalk, curbing and gutter, grading and asphalt paving, and striping of 2 required parking spaces would occur during Phase 1 of the development for APN 177-05-701-033. Allowing this request will afford the owner the opportunity to use the paved lot for overflow truck parking and 2 passenger vehicle parking spaces that were a requirement at the time of the remodeling of the owner's adjacent business.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0903	Reclassified a portion of the project site, APN 177-05-701-033, from R-E to M-D zoning for outside storage in conjunction with an existing distribution center, waivers for reduced parking, alternative driveway geometrics, gate setback, and a design review for an outside storage yard	Approved by BCC	February 2020
VS-18-0849	Vacated and abandoned an access easement	Approved by PC	December 2018
WS-18-0627	Waived standard water commitment requirement, off-site improvements, and drainage study in conjunction with a minor subdivision parcel map	Approved by BCC	October 2018
WS-18-0215	Waived standards for increased building height, reduced throat depth for driveway, with a design review for expansion of existing distribution center	Approved by BCC	June 2018
WS-1497-04	Distribution center for a stage and lighting facility	Approved by BCC	September 2004
VS-1498-04	Vacated and abandoned patent easements	Approved by BCC	September 2004
ZC-1235-99	Reclassified the site from R-E and H-1 to M-D zoning for an office/warehouse building	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Commercial Tourist	R-E	I-215
South	Commercial Tourist	R-E & M-D	Undeveloped & office/warehouse
East	Commercial Tourist	H-1	Undeveloped
West*	Commercial Tourist	M-D	Office/warehouse

*Immediately to the north and west is the interchange for the I-215 and the I-15.

STANDARDS FOR APPROVAL:

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

Analysis

Current 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.

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environment conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. The purpose of street landscaping is to enhance the perimeter of the project site, improve the aesthetics of the site along public rights-of-way, and to provide a buffer between parking areas and the adjacent streets. Landscaping is required adjacent to a freeway buffer wall to soften the appearance of a monotonous block wall visible to the public. Staff typically does not support these types of waivers; however, the applicant has indicated these requests are temporary in nature. Furthermore, the applicant states all required on-site landscape improvements will be completed by February 1, 2023 coinciding with the required completion date of the previously approved nonconforming zone boundary amendment. Therefore, staff recommends approval.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until February 1, 2023 to review;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the subject property will be in violation of the Development Code if the installation of landscaping and the construction of the freeway buffer wall are not completed by February 1, 2023; NCC-21-0903 is subject to a resolution of intent to complete in 3 years by February 19, 2023; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DANTE AMATO

**CONTACT: DANTE AMATO, ENCOMPASS STUDIO, 241 W. CHARLESTON
BOULEVARD, SUITE 155, LAS VEGAS, NV 89102**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

21A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0525</u> DATE FILED: <u>9/15/21</u> PLANNER ASSIGNED: <u>MMD</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/13/21</u> PC MEETING DATE: <u>—</u> <u>6:00</u> BCC MEETING DATE: <u>11/3/21 @ 9:00</u> <u>6:00</u> FEE: <u>\$475.00</u>
	PROPERTY OWNER NAME: <u>LMG NEVADA LAND EXPANSION</u> ADDRESS: <u>2350 Investors Row</u> CITY: <u>Orlando</u> STATE: <u>FL</u> ZIP: <u>32837-8331</u> TELEPHONE: <u>407.597.4878</u> CELL: _____ E-MAIL: <u>tom.savelli@lmg.net</u>
	APPLICANT NAME: <u>Dante Amato, AIA/Encompass Studio</u> ADDRESS: <u>241 W. Charleston Blvd., Ste. 155</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702.733.7759</u> CELL: <u>702.683.3646</u> E-MAIL: <u>dante@estudiovegas.com</u> REF CONTACT ID #: <u>39880611</u>
	CORRESPONDENT NAME: <u>Dante Amato, AIA/Encompass Studio</u> ADDRESS: <u>241 W. Charleston Blvd., Ste. 155</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702.733.7759</u> CELL: <u>702.683.3646</u> E-MAIL: <u>dante@estudiovegas.com</u> REF CONTACT ID #: <u>39880611</u>

ASSESSOR'S PARCEL NUMBER(S): 177-05-701-033 & 177-05-701-031

PROPERTY ADDRESS and/or CROSS STREETS: S. Windy Street & W. Arby Ave.

PROJECT DESCRIPTION: Waiver of Development Stds./Truck Yard Request to complete partial improvements and occupy; complete balance of improvements before February 27, 2023

(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) Les Goldberg

STATE OF Florida
COUNTY OF Orange
SUBSCRIBED AND SWORN BEFORE ME ON July 23, 2021 (DATE)
By Les Goldberg
NOTARY PUBLIC: Stacy Teal



*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.



September 14, 2021

WS-21-0525
PLANNER
COPY

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

Re: Waiver of Development Standards Request for Construction Phasing associated with a 'Truck Yard' located at the Dead-End of S. Windy St/I-215., Las Vegas, NV, APN: 177-05-701-033 (Ref.: NOFA NZC-19-0903 dated February 27, 2020)

To Whom it May Concern:

The purpose of this letter is to justify the construction phasing associated with the above referenced project to temporarily eliminate the requirement for the freeway buffer wall, per Chapter 30.64 (Site Landscape and Screening Standards), Figure 30.64-4, page 30.64-13a.

This request is driven by the Owner's need to access the legally held lot and to use it for the intended purpose without encumbering an excessive expense at this time. As is widely known, the viability of many businesses across the country and planet has been severely challenged and LMG is no exception.

It is the intent of the Owner to fully honor all conditions of the referenced NOFA no later than February 1st, 2023, with the work described herein commencing as soon as the associated interim NOFA has been granted and taking no longer than three months. This request, if granted, would allow for the deferment of the construction of the freeway buffer wall, the planting of the required buffering landscape, the demolition and replacement of the masonry wall at the south property line demarcating the subject property from the Tuff Shed neighboring property, the construction of the security gate and fencing at the vehicular entry of the site and associated masonry pylon as well as the minimal contiguous landscaping.

The public sidewalk, curbing and gutter, grading and asphalt paving, and striping of two required parking spaces would occur during Phase One; the remaining balance of the work will occur during Phase Two.

Allowing this request will afford the Owner the opportunity to use the paved lot for overflow truck parking and two passenger vehicle spaces that were a requirement at the time of the remodeling of the Owner's adjacent business. The current

principals

Barrett Powley, architect 5492

Deb Hopson, registered interior designer 056

241 W Charleston Blvd, Suite 155, Las Vegas, NV 89102 | 702 733 7759

Clark County Comprehensive Planning
Re: Waiver of Developments Standards for Construction Phasing
APN 177-05-701-031 and 177-05-701-031


Page 2

conditions, given these trying circumstances, significantly adversely thwart the successful operation of the Owner's current enterprise. We sincerely hope that you will concur with the Owner's reasoning.

For clarity-sake, the 'Waiver' requests are as follows:

- 1) Waive the freeway buffer wall, and associated landscaping, per Figure 30.64-14;**
- 2) Waive street landscaping per Figure 30.64-13; and**
- 3) Waive parking lot landscaping per Figure 30.64-14.**

Should you require additional information and/or clarification please do not hesitate to contact me.

Thank you .

Dante Amato, AIA
Project Director

PLANNER
COPY

CC: Barrett Powley, AIA, Principal | Encompass Studio
Les M. Goldberg, LMG, CEO/President; Tom Savelli, LMG, Director of Construction
Tom Savelli, LMG, Corporate Facilities & Contracting Manager
Commissioner Michael Naft; Tiffany L. Hesser, Liaison to Commissioner Michael Naft;
Mark N. Donahue, Principal Planner | Clark County Department of Comprehensive Planning

principals

Barrett Powley, architect
Deb Hooson, registered interior designer

241 West Charleston Blvd, Suite 155, Las Vegas, NV 89102 | 702.733.7759

