



ENTERPRISE TOWN ADVISORY BOARD

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

November 9, 2022
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 chayes70@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
Justin Maffett

Barris Kaiser – Vice Chair
Joseph Throneberry

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for October 26, 2022. (For possible action)
- IV. Approval of the Agenda for November 9, 2022 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)
 - Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2023.
- VI. Planning and Zoning
1. **WS-22-0523-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE; WAIVER OF DEVELOPMENT STANDARDS** to allow a roof sign. **DESIGN REVIEW** for a proposed roof sign in conjunction with an existing business within a shopping center on 13.9 acres in a C-2 (General Commercial) Zone. Generally located on the on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/rk/syp (For possible action) 11/15/22 PC
 2. **WS-22-0547-JONES BOULEVARD PARTNERS, LLC; WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modified landscaping and screening; 2) reduce approach and departure distances; and 3) driveway geometrics. **DESIGN REVIEWS** for the following: 1) expansion of an existing distribution facility; and 2) finished grade on 26.6 acres in an M-D (Designed Manufacturing) Zone and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Jones Boulevard and the north side of Wigwam Avenue within Enterprise. JJ/al/syp (For possible action) 11/15/22 PC
- 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: November 30, 2022.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Windmill Library – 7060 W. Windmill Lane
<https://notice.nv.gov>

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



Enterprise Town Advisory Board

October 26, 2022

MINUTES

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

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

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

Lorna Phegley, Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for October 12, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for October 12, 2022

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

IV. Approval of Agenda for October 26, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested holds:

9. WS-22-0523-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE: The applicant has requested a **HOLD** to Enterprise TAB meeting on November 9, 2022.

Related applications to be heard together:

1. ZC-22-0254-VAN 86 HOLDINGS TRUST:
2. VS-22-0255-VAN 86 HOLDINGS TRUST:
3. TM-22-500087-VAN 86 HOLDINGS TRUST:

13. VS-22-0529-LV RAINBOW, LLC:
14. UC-22-0528-LV RAINBOW, LLC:
15. TM-22-500179-LV RAINBOW, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2023.

 - **NDOT I-15 SOUTH FROM SLOAN ROAD TO NORTH OF WARM SPRINGS ROAD PROJECT**

This meeting is designed for the community to learn about planned improvements along Interstate 15 (I-15) South from Sloan Road to north of Warm Springs Road in Southern Nevada. This project will aid in improving travel-time reliability, serve proposed growth in the area by increasing local mobility and access, and enhance I-15's operational efficiency.

 - In-person public meeting on November 2, 2022, from 4 p.m. to 7 p.m. with a formal presentation at 5:30 p.m.

Meeting Location
Hyatt Place Las Vegas at Silverton Village
8380 Dean Martin Drive, Las Vegas, NV 89139
 - The virtual meeting will be available through November 10, 2022, at 5 p.m. i15southproject.com
 - Click through the slides to learn more about the project
 - Unable to attend in person? The meeting presentation will be available on this website on November 2, 2022. i15southproject.com

 - **Clark County Parks & Rec and LVMPD Enterprise Area Command Trunk or Treat**

10/27/2022 5:00 PM to 9:00 PM
The Crossing Church
7950 W Windmill Lane

Come enjoy treats, games, fun, and family-friendly night out.

VI. Planning & Zoning

1. **NZC-22-0254-VAN 86 HOLDINGS TRUST:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone and to reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone (previously notified as 19.4 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; and 2) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northeast corner of Richmar Avenue and Hinson Street (alignment) within Enterprise (description on file). JJ/al/jo (For possible action) **11/01/22 PC**

Motion by David Chestnut

Action:

APPROVE: Amended Holdover Zone Change;

APPROVE: Waivers of Development Standards

DENY: Design Reviews

ADD Current Planning Conditions:

- Every two driveways to be adjacent where possible
- Increase fenestrations on elevations facing public roads

Per if approved conditions staff conditions

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

2. **VS-22-0255-VAN 86 HOLDINGS TRUST:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Hinson Street (alignment) and Valley View Boulevard, and between Richmar Avenue and Meranto Avenue (alignment) within Enterprise (description on file). JJ/al/jo (For possible action) **11/01/22 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

3. **TM-22-500087-VAN 86 HOLDINGS TRUST:**
AMENDED HOLDOVER TENTATIVE MAP consisting of 87 single family residential lots and common lots on 11.8 acres in an R-1 (Single Family Residential) Zone and R-2 (Medium Density Residential) Zone (previously 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone). Generally located on the northeast corner of Richmar Avenue and Hinson Street (alignment) within Enterprise. JJ/al/jo (For possible action) **11/01/22 PC**

Motion by David Chestnut

Action: **DENY**

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

4. **UC-22-0544-LV CORONADO, LLC:**
USE PERMIT to operate an on-premises consumption of alcohol use (service bar) in conjunction with a restaurant on a 0.8 acre portion of 3.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Maulding Avenue within Enterprise. MN/sd/syp (For possible action) **11/15/22 PC**

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

5. **UC-22-0549-BELTWAY BUSINESS PARK LLC & BELTWAY BUSINESS PARK WAREHOUSE NO 8 LLC (LEASE):**
USE PERMITS for the following: **1)** a 230kV electric substation; and **2)** increased height.
DESIGN REVIEWS for the following: **1)** a proposed 230kV substation with associated equipment; and **2)** proposed utility structures (200kV to 230kV transmission lines) on an 8.6 acre portion of 38.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue and the east side of Jones Boulevard within Enterprise. MN/sd/syp (For possible action) **11/15/22 PC**

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

6. **UC-22-0550-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** outside dining and drinking.
DESIGN REVIEW for an outdoor dining and drinking area in conjunction with a proposed restaurant within an existing shopping center on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Rainbow Boulevard and Warm Springs Road within Enterprise. MN/sd/syp (For possible action) **11/15/22 PC**

Motion by Justin Maffett
Action: **APPROVE** per plans presented
ADD Current Planning Conditions:
• Install bollards every four feet where outside dining is adjacent to parking places
Per staff conditions
Motion **PASSED** (4-0) /Unanimous

7. **VC-22-0532-ASO NEVADA, LLC:**
VARIANCE to increase the height of a proposed accessory structure (shade structure) in conjunction with an existing private school on 4.4 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the northeast side of Southern Highlands Parkway and 625 feet north of Dean Martin Drive within Enterprise. JJ/md/syp (For possible action) **11/15/22 PC**

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

8. **WS-22-0510-MOSTASHARI MOE:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located 480 feet south of Great Gable Drive and 845 feet east of Giles pie Street within Enterprise. MN/bb/syp (For possible action) 11/15/22 PC

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

9. **WS-22-0523-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE:**
WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign.
DESIGN REVIEW for a proposed roof sign in conjunction with an existing business within a shopping center on 13.9 acres in a C-2 (General Commercial) Zone. Generally located on the on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/rk/syp (For possible action) 11/15/22 PC

The applicant requested a **HOLD** to the Enterprise TAB meeting on November 9, 2022.

10. **WS-22-0531-AMH NV6 DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing single family residential development on 1.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Bishops Cap Street and south side of Dwarf Chin Avenue within Enterprise. JJ/gc/syp (For possible action) 11/15/22 PC

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

11. **WS-22-0541-CHEN, BILL CHE-CHANG & INGRID SHIH-YUN:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an addition to an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the south side of Lailah Skye Avenue, 507 feet east of Arville Street within Enterprise. JJ/jgh/syp (For possible action) 11/15/22 PC

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

12. **ET-22-400108 (UC-20-0288)-WTML WARM SPRINGS, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a cannabis establishment (retail cannabis store).
DESIGN REVIEW for a retail building for a cannabis establishment on a portion of 1.0 acre in a C-1 (Local Business) (AE-60) Zone. Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/dd/syp (For possible action) 11/16/22 BCC

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

13. **VS-22-0529-LV RAINBOW, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Montessouri Street (alignment) and Rainbow Boulevard; and a portion of right-of-way being Raven Avenue located between Montessouri Street and Rainbow Boulevard within Enterprise (description on file). JJ/gc/syp (For possible action) **11/16/22 BCC**

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

14. **UC-22-0528-LV RAINBOW, LLC:**
USE PERMITS for the following: **1)** mixed-use development; **2)** establish density; and **3)** establish height.
WAIVER OF DEVELOPMENT STANDARDS to waive cross access requirements.
DESIGN REVIEWS for the following: **1)** mixed-use development; **2)** alternative parking lot landscaping; and **3)** finished grade on 19.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road, 300 feet west of Rainbow Boulevard within Enterprise. JJ/gc/syp (For possible action) **11/16/22 BCC**

Motion by David Chestnut
Action:
APPROVE: Use Permits
DENY: Waiver of Development Standards
APPROVE: Design Reviews:
ADD Current Planning Conditions:
• Provide for cross access with APN 17622501021 if compatible uses are developed.
• Provide an exit only along Raven Ave.
Per staff conditions
Motion **PASSED** (4-0) /Unanimous

15. **TM-22-500179-LV RAINBOW, LLC:**
TENTATIVE MAP for a mixed use project consisting of 2 commercial lots and 1 residential lot on 19.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road, 300 feet west of Rainbow Boulevard within Enterprise. JJ/gc/syp (For possible action) **11/16/22 BCC**

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

16. **WS-22-0547-JONES BOULEVARD PARTNERS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified landscaping and screening; 2) reduce approach and departure distances; and 3) driveway geometrics.
DESIGN REVIEWS for the following: 1) expansion of an existing distribution facility; and 2) finished grade on 26.6 acres in an M-D (Designed Manufacturing) Zone and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Jones Boulevard and the north side of Wigwam Avenue within Enterprise. JJ/al/syp (For possible action) 11/16/22 BCC

Motion by David Chestnut

Action: **APPROVE**: The applicants request to **HOLD** the application to the Enterprise TAB on November, 2022.

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

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be November 9, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:53 p.m.

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

11/15/22 PC AGENDA SHEET

ROOF SIGN
(TITLE 30)

BLUE DIAMOND RD/ BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0523-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASÉ:

WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign.

DESIGN REVIEW for a proposed roof sign in conjunction with an existing business within a shopping center on 13.9 acres in a C-2 (General Commercial) Zone.

Generally located on the on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

176-21-717-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7875 Blue Diamond Road
- Site Acreage: 13.9
- Project Type: Roof sign
- Number of Stories: 1
- Square Feet: Approximately 78 (signage)

Site Plan

The roof sign is for a health and wellness business and is located within a large commercial center. The shopping center contains an anchor store, retail shops, and various smaller in-line shops and pad site buildings. The wellness center is in 1 of the in-line retail buildings located in the back half of the property.

Signage

The roof sign is located on the entry canopy/trellis and will be internally illuminated with channel letters. The sign is approximately 10 feet wide and sits upon an aluminum mounting plate with a total area of 78 square feet.

Applicant's Justification

Based on the configuration of this storefront and having the trellis structure take up the entire storefront, it is most naturally the area in which a sign should be mounted to advertise the business. The applicant also provided 5 examples of existing roof signs in the general area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0910	Reduced the setback from an outside dining and drinking establishment to a residential use (Shop 8B) and the required setback from an on-premises consumption of alcohol establishment (supper club) to a residential use	Approved by PC	January 2019
UC-0678-16	Reduced the setback from an outside dining and drinking establishment to a residential use (Shop 8B), reduced the separation from a convenience store to a residential use, reduced the separation from a vehicle wash facility to a residential use, allowed a vehicle repair facility in a C-2 zone, and reduced the separation from a vehicle repair facility to a residential use	Approved by BCC	November 2016
WS-0501-16	Waived the separation between monument type signage, and a design review for an overall sign plan for the commercial development	Approved by BCC	September 2016
ZC-0043-16	Reclassified a portion of this site (2.5 acres) to C-2 zoning for a supper club in conjunction with a restaurant, a convenience store with gasoline sales, and vehicle car wash, and a use permit for the reduction in the separation from a supper club to a residential use (at another location)	Approved by BCC	March 2016
UC-1433-06	Redesign of a mixed-use development	Approved by BCC	December 2006
ZC-1004-05	Reclassified portions of the property to C-2 zoning for a mixed-use development	Approved by BCC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Remaining areas of the shopping center & mixed-use development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Waiver of Development Standards & Design Review

Staff finds that the proposed roof sign does not pose a negative impact to the existing commercial building or overall shopping center. The design is architecturally compatible to existing signs along Blue Diamond Road and the sign does not face any residences to the south. Likewise, the roof sign is part of the canopy/trellis and will not extend above the roofline of the building; therefore, staff supports these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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.

Fire Prevention Bureau

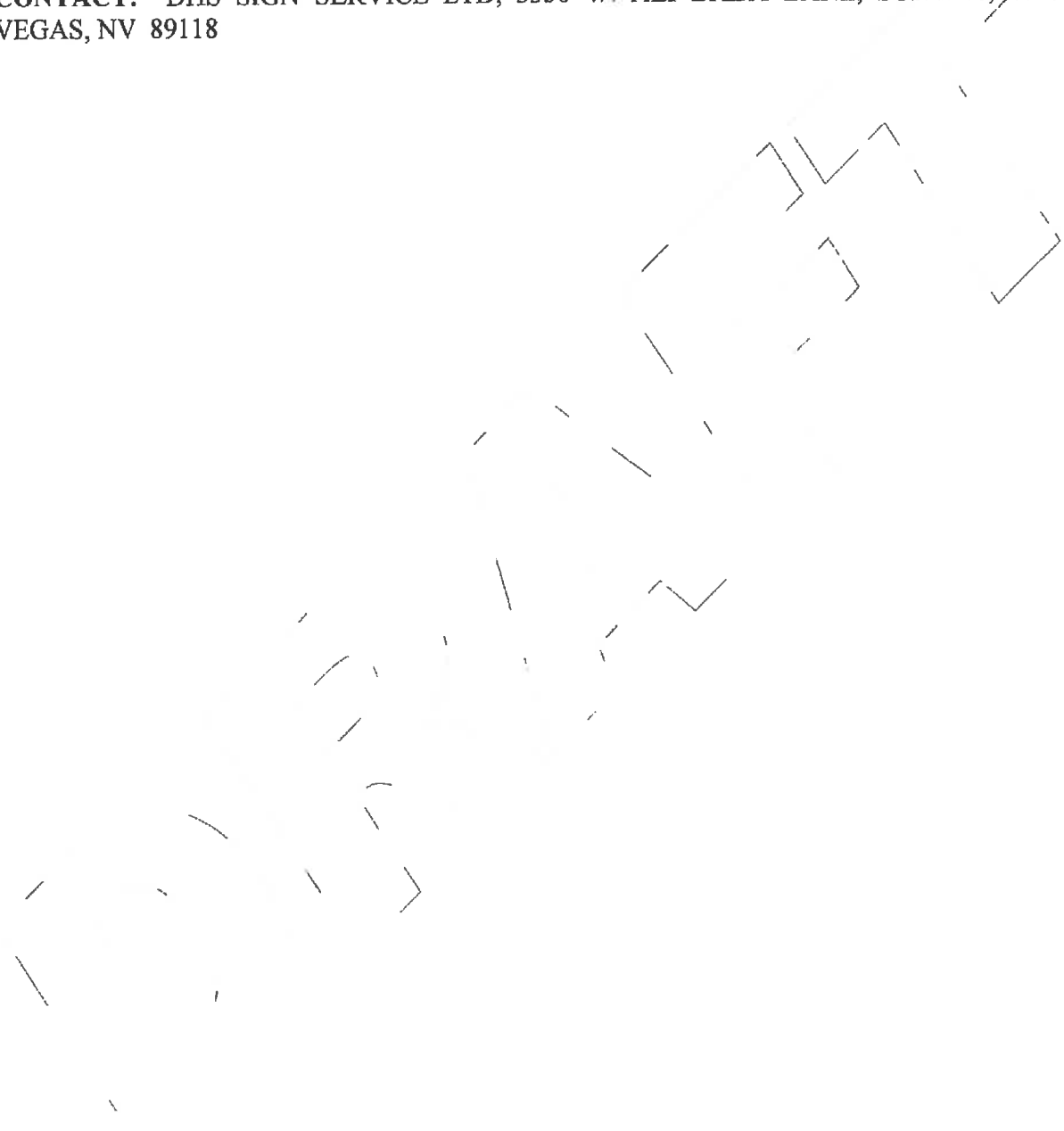
- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DHS SIGN SERVICE, LTD
CONTACT: DHS SIGN SERVICE LTD, 3350 W. ALI BABA LANE, SUITE A, LAS VEGAS, NV 89118





LAND USE APPLICATION 1A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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 checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING 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>9-12-22</u> APP. NUMBER: <u>WS-22-0523</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> ACCEPTED BY: _____ TAB/CAC MTG DATE: <u>10.26.22</u> TIME: _____ FEE: <u>\$1,150.00</u> PC MEETING DATE: <u>11-15-22</u> CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: <u>JJ</u> ZONE / AE / RNP: <u>C-2</u> OVERLAY(S)? <u>-</u> PLANNED LAND USE: <u>Mid-Intensity Neigh.</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>M-E RETAIL LLC</u> ADDRESS: <u>5920 S. Rainbow Blvd. #11</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.222.1420</u> CELL: _____ E-MAIL: <u>tom@remingtonnevada.com</u>	
APPLICANT	NAME: <u>Natural Beauty Blue Diamond LLC</u> ADDRESS: <u>7875 Blue Diamond Rd. Ste 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>702-234-3216</u> CELL: <u>702-234-3216</u> E-MAIL: _____ REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>SAME (ABOVE)</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-21-717-013
 PROPERTY ADDRESS and/or CROSS STREETS: 7875 Blue Diamond Rd. Ste 110
 PROJECT DESCRIPTION: Install LED illuminated sign on building

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.

William Van Den Ouden
 Property Owner (Print)

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

SUBSCRIBED AND SWORN BEFORE ME ON June 28, 2022 (DATE)
 By William Van Den Ouden
 NOTARY PUBLIC: Ketty Dilone

*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.



Ph# (702) 798-9995

3350 W. Ali Baba Lane Ste. A
Las Vegas, NV. 89118
NV Contractor's License #0082304
Bid Limit: \$100,000

Fax: (702) 798-9993

June 13, 2022

Clark County Department of Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89103

Re: Natural Blum Blue Diamond – AP-22-100528
7875 Blue Diamond Rd. Ste. 110
Las Vegas, NV 89178

Justification Letter-Waiver of Standards/Design Review

Dear Staff:

A request for a Waiver of standards/designer review is hereby presented to the Planning Department staff on behalf of our client, Natural Blum Blue Diamond, a new retail establishment located in the Blue Diamond Marketplace.

The request for approval of a waiver is extremely important to the tenant who has a long term lease commitment at this shopping center (10 years).

Based on the configuration of this particular storefront and having the awning structure predominately taking up the entire storefront, it is most naturally the area in which a sign should be mounted in order to advertise the business due to the obstructions created by the awning itself along with blockage by other buildings (ie Planet Fitness) and trees to main road.

A denial of this request on behalf of our client it would create a severe hardship for them as the area of advertising is limited and would likely drive them out of business.

The Title 30.72-1 for a C-2 Zone does state allowance of awning signage. A list of local businesses that already have signage mounted to awnings is as follows, to name a few:

Bonano's-5660 S. Hualapai LV NV
Mazzoa Donuts-5180 Blue Diamond Rd. Ste 110 LV
The Chicken Shack-5180 Blue Diamond Rd. Ste 115 LV
Omings-5180 Blue Diamond Rd. Ste. 120 LV
ER @ Blue Diamond 9217 S. Cimarron Rd. LV

We respectfully ask that our client be granted an approval so that this tenant may enjoy the 10 year lease he has committed to in the Mountain's Edge Community.

Respectfully,

A handwritten signature in black ink, appearing to read 'Maria Van Den Ouden', written over a light blue circular stamp.

Maria Van Den Ouden-Contractor
DHS Sign Service, Ltd.

WAREHOUSE EXPANSION
(TITLE 30)

JONES BLVD/WIGWAM AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0547-JONES BOULEVARD PARTNERS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified landscaping and screening; **2)** reduce approach and departure distances; and **3)** driveway geometrics.
DESIGN REVIEWS for the following: **1)** expansion of an existing distribution facility; and **2)** finished grade on 26.6 acres in an M-D (Designed Manufacturing) Zone and an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Jones Boulevard and the north side of Wigwam Avenue within Enterprise. JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:

176-13-201-001; 176-13-201-005; 176-13-201-027; 176-13-201-029

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 6 foot landscape area with an attached sidewalk along Wigwam Avenue where landscaping with a detached sidewalk is required per Figure 30.64-17.
2.
 - a. Reduce the intersection approach distance on Wigwam Avenue to a minimum of 102 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 32% reduction).
 - b. Reduce driveway departure distance on Shelbourne Avenue to a minimum of 163 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 14.2% reduction).
3.
 - a. Reduce driveway throat depth on Wigwam Avenue (western driveway) to a minimum of zero feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
 - b. Reduce driveway throat depth on Jones Boulevard to a minimum of 21 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
 - c. Allow an alternative driveway design for the western Wigwam Avenue driveway where a commercial curb return driveway with ADA compliant ramp, curb and gutter are required per Uniform Standard Drawing 222.1.

DESIGN REVIEWS:

1. Expansion of an existing distribution facility.
2. Increased finished grade to 96 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 166.7% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 8400 S. Jones Boulevard
- Site Acreage: 26.6
- Project Type: Expansion of an existing distribution center
- Number of Stories: 1
- Building Height (feet): 50
- Square Feet: 345,743 existing building/272,104 addition/617,847 total
- Parking Required/Provided: 311/363

Site Plans

The plans depict an addition to an existing distribution facility. The southern one-third of the site is undeveloped at this time. The existing facility is located on the northern portion of the site with access provided from existing driveways via Shelbourne Avenue and Jones Boulevard. Parking for the existing facility is located to the north, west, and south of the existing building with loading docks and truck staging areas located to the east of the building. The parking to the south of the building will be removed to allow for the proposed building addition; however, the remaining parking to the north and west of the existing building will exceed parking requirements for the facility with the proposed addition. The plan shows that a 1 way access drive is being provided along the south side of the building addition to allow trucks to access the loading area at the rear (east side) of the building from the western side of the site. The plan shows that driveways will be added to the site along Wigwam Avenue at the southeastern and southwestern corners of the site. The driveway located on the southwestern corner of the site is for exit only and would only be used during an emergency or unique situation. Since the southwestern driveway is not intended for ingress or regular egress, the applicant has submitted waivers to allow for an alternative driveway design for this driveway. The loading docks for the proposed addition will be located on the east side of the building as a continuation of the existing loading docks.

Landscaping

There are existing landscape areas located along the eastern property line, along Shelbourne Avenue and Jones Boulevard, within the parking areas, and adjacent to the existing building. No changes are proposed or required to these landscape areas. The plan shows that additional landscaping will be added along the eastern boundary line of the southeastern portion of the site consisting of trees to continue the landscaping along the eastern property line to the southern boundary of the site. A minimum 6 foot wide landscape area with an attached sidewalk is being provided along Wigwam Avenue along the southern boundary of the site consisting of trees

shrubs, and groundcover. The applicant is requesting a waiver of development standards to allow an alternative landscape design along the street.

Elevations

The addition is 1 story and 50 feet in height. The building has a flat roof behind parapet walls. The building is constructed of concrete tilt-up panels that will be painted to match the existing building. The loading dock is located on the east side of the building with 21 inch roll-up doors.

Floor Plans

The existing building has an area of 345,743 square feet which includes 30,260 square feet of office space and 315,483 square feet of warehouse area. The proposed addition will have an area of 272,104 square feet which will all be warehouse area, increasing the total building area to 617,847 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the existing facility is in need of expansion for the continued success of the business. The increase in finished grade is necessary to match the grade of the existing facility to balance the site. The proposed throat depth reductions will not cause on-site circulation issues and will not cause vehicle stacking into the rights-of-way. Wigwam Avenue terminates just east of the site at the railroad tracks, and therefore the street will have limited traffic. The proposed approach distance along Wigwam Avenue will not have a negative impact on traffic safety. The proposed western driveway on Wigwam Avenue is not intended for ingress and with limited use for egress onto a street with limited traffic so the proposed driveway design will have limited impacts on traffic safety. The proposed alternative landscaping along Wigwam Avenue is intended to be consistent with other improvements in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0950-08	Reduced driveway throat depth in conjunction with a distribution facility	Approved by PC	November 2008
UC-0931-08	Increased building height with a design review for an addition to an existing distribution facility	Approved by PC	November 2008
ZC-1523-99	Reclassified a portion of the site to the M-D and M-1 zoning and included a design review for a distribution facility	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Corridor Mixed-Use & Business Employment	C-2 & M-1	Mini-warehouse facility & office/warehouse complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business Employment	M-1	Automobile paint & body shop, office/warehouse complex & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Attached sidewalks have been provided for the fully developed portions of the rights-of-way for Wigwam Avenue and Jones Boulevard in the area. The proposed attached sidewalk along Wigwam Avenue adjacent to the proposed development is consistent and compatible with the existing off-site improvements in the area. There are other developments along Wigwam Avenue that have provided wider landscape areas adjacent to the street. Staff can support not increasing the width of these landscape areas along Wigwam Avenue since this site is currently in an area that has limited heat vulnerability.

Design Review #1

The proposed building addition is consistent and compatible with the existing distribution facility. The project is an expansion of an existing development that is continues to be consistent and compatible with other developments in this area. While staff can support the design for the building addition, due to the design of the off-sites staff is unable to support the request.

Public Works - Development Review

Waivers of Development Standards #2a, #3a, & #3c

Staff cannot support the western driveway on Wigwam Avenue. The applicant states that trucks exiting the driveway will proceed east on Wigwam Avenue to a temporary cul-de-sac where the trucks can turn around to head west on Wigwam Avenue to turn onto Jones Boulevard. The proximity of the driveway to Jones Boulevard together with the pan driveway design will result in conflicts with trucks exiting the site while trucks and other vehicles turn onto Wigwam Avenue to proceed to the eastern driveway. Additionally, when Wigwam Avenue is improved in

the future at the UPRR, there will be significant additional traffic, adding to the potential for collisions.

Waiver of Development Standards #2b

Staff cannot support the request for the westernmost existing driveway on Shelbourne Avenue. With the current design, the parking spaces on the west side of the site adjacent to Jones Boulevard can be accessed by either the Jones Boulevard driveway or the Shelbourne Avenue driveway. With the proposed changes to the site, access to the parking spaces will no longer be possible from the Jones Boulevard driveway, which will result in more vehicles using the western Shelbourne Avenue driveway, increasing the potential for collisions.

Waiver of Development Standards #3b

Staff cannot support the reduction in the throat depth for the Jones Boulevard driveway. Trucks entering the site from the Jones Boulevard will not have adequate room on site to make the forced right turn. Trucks will have to either make a wide turn using two lanes in the right-of-way or backup in the right-of-way in order to make the turn.

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 waivers of development standards #1 and design review #2; denial of waivers of development standards #2 and #3, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- 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;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Jones Boulevard improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that Wigwam Avenue may extend past the UPRR in the future, which will require the removal of the temporary cul-de-sac and the reconstruction of the eastern Wigwam Avenue driveway.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

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



LAND USE APPLICATION 2A

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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>676</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>WS-22-0547</u> DATE FILED: <u>9-27-22</u> PLANNER ASSIGNED: <u>Al</u> TAB/CAC: <u>Estepanico</u> TAB/CAC DATE: <u>10/26</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/16</u> FEE: <u>\$1150.00</u>
	PROPERTY OWNER	NAME: <u>Jones Boulevard Partners, LLC</u> ADDRESS: <u>1600 NW 163 Street</u> CITY: <u>Miami</u> STATE: <u>FL</u> ZIP: <u>33169</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>Kristian Coles - ARCO National Construction, LLC</u> ADDRESS: <u>4849 Greenville Avenue, Suite 1460</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75206</u> TELEPHONE: _____ CELL: <u>214-755-7229</u> E-MAIL: <u>kcoles@arcomurray.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Liz Olson- Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>eolson@kcnviaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-13-201-001, 005, 027, 029

PROPERTY ADDRESS and/or CROSS STREETS: 8400 S. Jones Blvd. Las Vegas, NV 89139

PROJECT DESCRIPTION: Design review for warehouse expansion

(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.

Wayne E. Chaplin Wayne E. Chaplin
 Property Owner (Signature)* Property Owner (Print)

STATE OF FLORIDA
 COUNTY OF MIAMI DADE
 SUBSCRIBED AND SWORN BEFORE ME ON January 18, 2022 (DATE)
 By Wayne E. Chaplin
 NOTARY PUBLIC: Patricia M. Tully



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



LAND USE APPLICATION

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 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: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Wigwam Property Partners, LLC</u> ADDRESS: <u>1600 NW 163 Street</u> CITY: <u>Miami</u> STATE: <u>FL</u> ZIP: <u>33169</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Kristian Coles - ARCO National Construction, LLC</u> ADDRESS: <u>4849 Greenville Avenue, Suite 1460</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75206</u> TELEPHONE: _____ CELL: <u>214-755-7229</u> E-MAIL: <u>kcoles@arcomurray.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Liz Olson- Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>eolson@kcnvlaw.com</u> REF CONTACT ID #: _____

2022

ASSESSOR'S PARCEL NUMBER(S): 176-13-201-029

PROPERTY ADDRESS and/or CROSS STREETS: 8400 S. Jones Blvd. Las Vegas, NV 89139

PROJECT DESCRIPTION: Design review for warehouse expansion

(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.

Wayne E. Chaplin Property Owner (Signature)*
Wayne E. Chaplin Property Owner (Print)

STATE OF Florida
 COUNTY OF Broward
 SUBSCRIBED AND SWORN BEFORE ME ON January 18, 2022 (DATE)
 By Wayne E. Chaplin
 NOTARY PUBLIC: Patricia M. Tully



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kcwlv.com
702.693.4215

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Las Vegas, NV 89135
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RENO OFFICE
50 West Liberty Street
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Tel: 775.852.3900
Fax: 775.327.2011

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

September 12, 2022

VIA UPLOAD

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

Re: *Justification Letter – Design Reviews for (1) Addition to Existing Distribution Center/Warehouse and (2) Increase Grade and Waiver of Development Standards to (1) Reduce Approach Distance to Wigwam/Jones Intersection, (2) Reduce Throat Depths at Jones Boulevard Driveway and west driveway at Wigwam Avenue, (3) Allow Attached Sidewalk, (4) Reduce Departure Distance from Jones/Shelbourne Intersection, and (5) Deviate from Uniform Standard Drawing 222.1 to Not Install Curb Return Driveway*
APN: 176-13-201-005, 027 & 029

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. There is currently an existing 345,743 square foot distribution center building located on property located at the southwest corner of Jones Boulevard and Shelbourne Avenue, more particularly described as APNs: 176-13-201-005, 027, & 029 (collectively the "Site"). The Applicant is now seeking a design review to develop a 272,104 square foot addition to the existing distribution facility building as well as a design review to increase grade.

Design Reviews

• **Addition to Distribution Center**

The Site is zoned M-1 and M-D. A distribution center is an allowed use within an M-1 and M-D zoning district as evident by the existing distribution facility. The Applicant is seeking to add 272,104 square feet to the existing distribution facility increasing the entire distribution facility to approximately 617,847 square feet. The height of the building addition will be approximately 50-feet and the elevations will match the existing building elevation.

In addition to the building expansion, the Applicant is also expanding the parking area east of the proposed expansion. The Site is still accessible from the existing driveway locations on Shelbourne Avenue and Jones Boulevard with an exit only gate on the west driveway on Wigwam Avenue and an additional gated entry farther east on Wigwam Avenue. South of the Jones Boulevard driveway, the Applicant is proposing an on-site controlled access gate with a

guard house. Even with the proposed expansion to the distribution facility, the Site still exceeds parking requirements by providing 480 parking spaces where 311 parking spaces are required.

- **Increase Grade**

The Applicant is requesting a design review to increase the grade by approximately 8-feet where a maximum of 36-inches is allowed without an additional design review. The increase in grade is to balance the Site and match the existing grade of the existing building. Therefore, the increase in grade will be consistent with existing building.

WAIVER OF DEVELOPMENT STANDARDS

- **Reduce Approach Distance to Wigwam/Jones Intersection**

The west driveway on Wigwam Avenue is approximately 102-feet from the Wigwam/Jones intersection where 150-feet is required. Even though the Applicant is requesting to reduce the offset, the request will not cause any adverse effects to safety as Wigwam terminates just east of the Site at the railroad tracks and the driveway is exit only. Therefore, since minimal traffic is generated along this area of Wigwam Avenue and with the exit only turning movement, the reduced approach distance to the intersection is mitigated.

- **Reduced Throat Depth at Jones Boulevard Driveway**

The driveway throat depth at Jones Boulevard is approximately 21-feet where 75-feet is the minimum. However, the drive aisle south of the entrance will serve as a truck staging area with the ability to stack a total of six (6) trucks, and therefore, will not cause stacking in the right-of-way or conflict on-site turning movements.

- **Reduced Throat Depth at Wigwam Avenue (West Driveway)**

The driveway throat depth at Wigwam Avenue (west driveway) is 0-feet where 75-feet is the minimum. The Wigwam Avenue west driveway is exit only and is accommodating the one-way on-site truck traffic from the Jones Boulevard driveway which is capable of stacking six (6) trucks. Therefore, the throat depth reduction does not impact on-site circulation and it will not cause any stacking issues into the right-of-way.

- **No Commercial Curb Return for Wigwam Avenue**

To not install a curb return driveway per Uniform Standard Drawing 222.1 at Wigwam Avenue (west driveway). The Applicant is requesting a waiver to install an emergency only driveway in accordance with Uniform Standard Drawing 224. The Wigwam Avenue west driveway is exit only and is accommodating the one way on-site truck traffic from the Jones Boulevard driveway which is capable of stacking six (6) trucks.

- **Allow Attached Sidewalk**

Even though Wigwam Avenue terminate just east of the Site, since Wigwam Avenue is an 80-foot right-of-way, detached sidewalks are required. The Site, though, is constrained and therefore, the Applicant is requesting to all for a 5-foot wide attached sidewalk with a 6-foot landscape area adjacent to a 3-foot tall wall. The attached sidewalk with landscaping and low wall will match the improvements along Jones Boulevard.

- **Reduce Departure Distance from Jones/Shelbourne Intersection**

There is an existing driveway on Shelbourne Avenue entering into the existing distribution facility. The Applicant is not make any changes or modifications to the existing driveway. Even though the driveway exists, the Applicant is requesting to reduce the departure distance from 190-feet to 163-feet from the Jones/Shelbourne intersection to the existing Shelbourne Avenue driveway location.

- **Deviate from Uniform Standard Drawing 222.1 to Not Install Curb Return Driveway**

The Applicant's driveway design for the western Wigwam driveway shows a sidewalk going through the driveway with an ADA compliant curb and getter in lieu of Standard Drawing 222.1 which requires a curb return with an ADA compliant ramp, valley, and gutter. The Applicant's proposed design is allowable and compliant with all standards including ADA requirements.

We thank you in advance for your time and consideration. Please feel free to contact me with any questions.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

AJC/

