

- III. Approval of Minutes for November 10, 2021. (For possible action)
- IV. Approval of the Agenda for December 1, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Receive information from the Regional Transportation Commission regarding the On Board comprehensive community mobility plan. (For discussion only)
 2. Receive a presentation regarding the NDOT I-11 Planning and Environmental Linkages (PEL) Study. (For discussion only)
 3. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
1. **UC-21-0567-DIAMANTE CANYON, LLC:**
HOLDOVER USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; and 4) restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) alternative parking lot landscaping; 3) reduce width of landscape finger islands; 4) height setback ratio; 5) talk box location; 6) throat depth; 7) approach distance; and 8) departure distance.
DESIGN REVIEWS for the following: 1) convenience store; 2) restaurant; 3) vehicle wash; and 4) gasoline station on 2.6 acres in an H-2 (General Highway) Zone. Generally located on the southwest corner of Blue Diamond Road and Grand Canyon Drive within Enterprise. JJ/sd/jo (For possible action) 12/07/21 PC
 2. **WC-21-400158 (ZC-18-0774)-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**
WAIVER OF CONDITIONS of a zone change requiring pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive in conjunction with an approved single family residential development on 6.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action) 12/08/21 BCC
 3. **VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Torrey Pines Drive and Mann Street, and portions of a rights-of-way being Cactus Avenue located between Torrey Pines Drive and Mann Street and Torrey Pines Drive located between Rush Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/jo (For possible action) 12/08/21 BCC

4. **WS-21-0585-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 6.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action) 12/08/21 BCC
5. **TM-21-500161-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**
TENTATIVE MAP consisting of 49 single family residential lots and common lots on 6.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action) 12/08/21 BCC
6. **NZC-21-0621-MCCURDY DIANA & BRUCE:**
ZONE CHANGE to reclassify 1.0 acre from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a single family residential development on 16.1 acres. Generally located on the south side of Richmar Avenue, 300 feet west of Decatur Boulevard within Enterprise (description on file). JJ/rk/jo (For possible action) 12/21/21 PC
7. **VS-21-0622-MCCURDY DIANA & BRUCE:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue (alignment) and Gary Avenue (alignment), and between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/rk/jo (For possible action) 12/21/21 PC
8. **TM-21-500176-MCCURDY DIANA & BRUCE:**
TENTATIVE MAP consisting of 56 residential lots and common lots on a 6.6 acre portion of an approved single family residential development on 16.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Richmar Avenue, 300 feet west of Decatur Boulevard within Enterprise. JJ/rk/jo (For possible action) 12/21/21 PC
9. **UC-21-0627-HPT TA PROPERTIES TRUST:**
USE PERMIT for personal services (barber shop) in conjunction with an existing truck stop on a portion of a 12.1 acre parcel in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northeast corner of Blue Diamond Road and Dean Martin Drive within Enterprise. MN/al/jo (For possible action) 12/21/21 PC
10. **VS-21-0628-BLUE DIAMOND INDUSTRIAL VENTURE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and La Costa Canyon Court, and between Lindell Road and Jones Boulevard (alignment) within Enterprise (description on file). JJ/bb/jo (For possible action) 12/21/21 PC
11. **WS-21-0626-OZAWA LAURA:**
WAIVER OF DEVELOPMENT STANDARDS to permit a block wall within the front yard of a single family residence where a fence is permitted on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Placid Street, 440 feet south of Windmill Lane within Enterprise. MN/al/jo (For possible action) 12/21/21 PC

12. **WS-21-0640-KUHAR KELLY & BRIAN:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an addition to an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Kennedy Hill Avenue and the west side of Monarch Grove Street within Enterprise. JJ/jgh/jo (For possible action) 12/21/21 PC
13. **WS-21-0642-WILLIAM LYON HOMES INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards; and 2) reduce setbacks.
DESIGN REVIEW for a single family residential development on 2.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. MN/sd/jo (For possible action) 12/21/21 PC
14. **ET-21-400165 (VS-0929-17)-PARAGON ILLUSTRIA, LLC:**
VACATION AND ABANDONMENT SECOND EXTENSION OF TIME for easements of interest to Clark County located between Ullom Drive and Cameron Street, and between Haleh Avenue and Frias Avenue and a portion of right-of-way being Haleh Avenue located between Cameron Street and Ullom Drive and a portion of Ullom Drive located between Haleh Avenue and Frias Avenue within Enterprise. (description on file). JJ/bb/jo (For possible action) 12/22/21 BCC
15. **ET-21-400168 (NZC-0925-17)-PARAGON ILLUSTRIA, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.7 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEWS for the following: 1) proposed multiple family residential development; and 2) finished grade. Generally located on the south side of Haleh Avenue (alignment), the east side of Ullom Drive, and 500 feet east of Decatur Boulevard within Enterprise (description on file). Jj/sd/jo (For possible action) 12/22/21 BCC
16. **ET-21-400167 (VS-19-0756)-PARAGON ILLUSTRIA, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/sd/jo (For possible action) 12/22/21 BCC
17. **ET-21-400169 (UC-18-0780)-SOUTHERN HILLS MEDICAL CENTER, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for an emergency medical care facility.
DESIGN REVIEWS for the following: 1) proposed emergency medical care facility; and 2) finished grade on a portion of an approved shopping center on 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. JJ/bb/jo (For possible action) 12/22/21 BCC

18. **WS-21-0553-ROOHANI RAMAK:**
WAIVER OF DEVELOPMENT STANDARDS to increase the retaining wall height.
DESIGN REVIEWS for the following: 1) single family residences; and 2) finished grade in conjunction with a previously approved single family residential development on 5.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise. JJ/jor/jo (For possible action) 12/22/21 BCC
19. **TM-21-500177-ROOHANI RAMAK:**
TENTATIVE MAP consisting of 16 single family residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise. JJ/jor/jo (For possible action) 12/22/21 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: December 15, 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

November 10, 2021

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT	Barris Kaiser, Vice Chair PRESENT Joseph Throneberry 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.

Steven DeMerritt, 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 October 13, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for October 13, 2021

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

IV. Approval of Agenda for November 10, 2021 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 hold:

9. UC-21-0567-DIAMANTE CANYON, LLC: The applicant has requested a **HOLD** to the Enterprise Town Advisory Board meeting on December 1, 2021.

Related applications to be heard together:

1. NZC-21-0492-CIMARRON WARM SPRINGS, LLC:
2. VS-21-0493-CIMARRON WARM SPRINGS, LLC:
3. TM-21-500141-CIMARRON WARM SPRINGS, LLC:

4. NZC-21-0540-ROOHANI KHUSROW FAMILY TRUST:
5. VS-21-0541-ROOHANI KHUSROW FAMILY TRUST:
6. TM-21-500155-ROOHANI KHUSROW FAMILY TRUST:

7. NZC-21-0571-COUNTY OF CLARK (AVIATION)
8. VS-21-0572-COUNTY OF CLARK (AVIATION)

13. NZC-21-0587-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:
14. VS-21-0588-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:
15. TM-21-500163-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:

20. WC-21-400158 (ZC-18-0774)-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
21. VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
22. WS-21-0585-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
23. TM-21-500161-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:

24. WC-21-400161 (NZC-0037-08)-ABBASI RAMEZAN LARKI:
25. UC-21-0592-ABBASI RAMEZAN LARKI:

26. ZC-21-0590-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:
27. VS-21-0591-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:
28. TM-21-500166-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:

General business item #1 is corrected to:

December 30, 2022, is replaced by December 28 2022.

V. Informational Items

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

- **TAB OPENING:**

Clark County is currently accepting applications from residents interested in serving on the Enterprise Town Advisory Board.

The board currently has one open seat. Applicants must live within Enterprise and be eligible vote.

Applications are due by 5 p.m. Nov. 23, 2021, and are available through the County website at www.ClarkCountyNV.gov and through the County Administrative Services Department, which can be reached by email at AdministrativeServices@ClarkCountyNV.gov.

The board appointment is expected to be made by the County Commission in December. The appointees will serve until January 2023.

Town Advisory Boards serves an important advisory and liaison function relaying concerns and other important information between unincorporated towns and the County government. The TAB holds regular public meetings to discuss and make recommendations on long-term planning, zoning changes, public works projects, County programs and ordinances that may affect their town.

- Commissioner Michael Naft invites you to kickoff the newest phase of James Regional Sports Complex.

8400 W. Robindale Road

Saturday November 20, 2021

11:00 am to 1:00 pm

Complimentary Food Trucks!

Games and activities

VI. Planning & Zoning

1. **NZC-21-0492-CIMARRON WARM SPRINGS, LLC:**
ZONE CHANGE to reclassify 25.2 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive landscaping to a less intense use; and **2)** increase wall height.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** finished grade. Generally located on the south side of Pyle Avenue and the east side of Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action) **11/16/21 PC**

Motion by Tanya Behm

Action: **DENY**

Motion **PASSED** (3-1)/ Throneberry -Nay

2. **VS-21-0493-CIMARRON WARM SPRINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue (alignment), and between Schuster Street (alignment) and Arville Street and a portion of a right-of-way being Pyle Avenue located between Schuster Street (alignment) and Schrills Street (alignment) and a portion of right-of-way being Haleh Avenue located between Schrills Street (alignment) and Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action) **11/16/21 PC**

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

3. **TM-21-500141-CIMARRON WARM SPRINGS, LLC:**
TENTATIVE MAP consisting of 180 residential lots and common lots on 25.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue and the east side of Arville Street within Enterprise. JJ/jt/jd (For possible action) **11/16/21 PC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (3-1)/ Throneberry -Nay

4. **NZC-21-0540-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** proposed single family residential development; and **2)** finished grade. Generally located on the west side of Lindell Road and the north side of Serene Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **11/16/21 PC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (4-0)/ Unanimous

5. **VS-21-0541-ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road (alignment) and Westwind Road (alignment), and between Serene Avenue (alignment) and Oleta Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **11/16/21 PC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (4-0)/ Unanimous

6. **TM-21-500155-ROOHANI KHUSROW FAMILY TRUST:**
TENTATIVE MAP consisting of 15 single family residential lots and common lots on 4.9 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Lindell Road and the north side of Serene Avenue within Enterprise. JJ/rk/jd (For possible action) **11/16/21 PC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (4-0)/ Unanimous

7. **NZC-21-0571-COUNTY OF CLARK (AVIATION):**
AMENDED ZONE CHANGE to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** increase wall height (previously notified as building height); and **3)** reduce setback.
DESIGN REVIEWS for the following: **1)** multiple family development; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the east side of Decatur Boulevard and the north side of Pyle Avenue within Enterprise (description on file). JJ/md/jo (For possible action) **11/16/21 PC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (3-1)/ Throneberry -Nay

8. **VS-21-0572-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and between Le Baron Avenue and Pyle Avenue; and a portion of a right-of-way being Decatur Boulevard located between Pyle Avenue and Le Baron Avenue; and a portion of right-of-way being Pyle Avenue located between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/md/ja (For possible action) **11/16/21 PC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (4-0)/ Unanimous

9. **UC-21-0567-DIAMANTE CANYON, LLC:**
USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; **3)** vehicle wash; and **4)** restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setbacks, **2)** alternative parking lot landscaping; **3)** reduce width of landscape finger islands; **4)** height setback ratio; **5)** talk box location; **6)** throat depth; **7)** approach distance; and **8)** departure distance.
DESIGN REVIEWS for the following: **1)** convenience store; **2)** restaurant; **3)** vehicle wash; and **4)** gasoline station on 2.6 acres in an H-2 (General Highway) Zone. Generally located on the southwest corner of Blue Diamond Road and Grand Canyon Drive within Enterprise. JJ/sd/jo (For possible action) **11/16/21 PC**

The applicant requested a **HOLD** to the Enterprise Town Advisory Board meeting on December 1, 2021.

10. **VS-21-0573-YOUNG FAMILY REVOCABLE LIVING TRUST & YOUNG RANDA, LLC & KELLY R TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue, and between Valadez Street and Warbonnet Way within Enterprise (description on file). JJ/rk/jo (For possible action) **11/16/21 PC**

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

11. **ET-21-400156 (UC-17-0705)-CHURCH FULL GOSPEL LV KOREAN:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** proposed place of worship; and **2)** proposed school.
WAIVER OF DEVELOPMENT STANDARDS to waive streetlights along Warbonnet Way and Torino Avenue.
DESIGN REVIEWS for the following: **1)** proposed place of worship; and **2)** proposed school on 20.0 acres an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/sd/jo (For possible action) **11/17/21 BCC**

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

12. **WS-21-0556-WILLIAM LYON HOMES, INC:**
WAIVER OF DEVELOPMENT STANDARDS to establish alternative yards for a residential lot.
DESIGN REVIEW for a proposed single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located 335 feet east of Gilespie Street, 225 feet south of Neal Avenue within Enterprise. MN/jgh/jo (For possible action) **11/17/21 BCC**

Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions
DELETE Current Planning Condition bullet #1 regarding planting of Italian Cypress trees
Motion **PASSED** (4-0)/ Unanimous

13. **NZC-21-0587-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:**
ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for landscaping.
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** finished grade. Generally located on the west side of Buffalo Drive and the south side of Chartan Avenue (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action) **12/07/21 PC**

Motion by David Chestnut
Action: **APPROVE** Zone change:
APPROVE Waiver of Development Standards
DENY Design Review #1
APPROVE Design Review #2
ADD Public Works – Development Review conditions.

- Right-of-way dedication to include 30 feet for Chartan Ave and associated spandrels.
- Eliminate the entry/exit on Buffalo Drive

Per staff conditions
Motion **PASSED** (4-0)/ Unanimous

14. **VS-21-0588-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Meadow Cove Street (alignment), and between Chartan Avenue (alignment) and Starr Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **12/07/21 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Public Works – Development Review conditions.

- Right-of-way dedication to include 30 feet for Chartan Ave and associated spandrels.
- Eliminate the entry/exit on Buffalo Drive

Per staff conditions

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

15. **TM-21-500163-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:**
TENTATIVE MAP consisting of 34 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Buffalo Drive and the south side of Chartan Avenue (alignment) within Enterprise. JJ/rk/jo (For possible action) **12/07/21 PC**

Motion by David Chestnut

Action: **DENY**

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

16. **UC-21-0593-BUTLER LP:**
USE PERMITS for the following: **1)** allow accessory structures within the front yard that are not architecturally compatible with the principal building; and **2)** allow the area for all accessory buildings to exceed the area of the principal dwelling.
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between accessory structures in conjunction with a single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Pyle Avenue and Placid Street within Enterprise. MN/al/jo (For possible action) **12/07/21 PC**

Motion by Joseph Throneberry

Action: **DENY**

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

17. **UC-21-0601-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:**
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within a retail complex on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Warm Springs Road within Enterprise. MN/jgh/jo (For possible action) **12/07/21 PC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions

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

18. **UC-21-0605-MCC PANEVINO, LLC:**
USE PERMIT to allow an outside dining/drinking area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** eliminate the pedestrian access.
DESIGN REVIEW for an outside dining/drinking area in conjunction with an existing restaurant on a portion of 2.6 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) and an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the south side of Sunset Road and the east side of Gilespie Street within Enterprise. MN/jor/jo (For possible action) **12/07/21 PC**

Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0)/ Unanimous Barris Kaiser - Abstained

19. **VS-21-0616-SURE LINK STORAGE LAS VEGAS, LLC:**
VACATE AND ABANDON a portion of right-of-way being a portion of Decatur Boulevard located between Mardon Avenue (alignment) and Eldorado Lane within Enterprise (description on file). MN/rk/jd (For possible action) **12/07/21 PC**

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

20. **WC-21-400158 (ZC-18-0774)-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**
WAIVER OF CONDITIONS of a zone change requiring pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive in conjunction with an approved single family residential development on 6.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action) **12/08/21 BCC**

Motion by David Chestnut
Action: **HOLD** the application to the Enterprise town Advisory Board meeting on December 1, 2021, due to applicant no show.
Motion **PASSED** (4-0)/ Unanimous.

21. **VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Torrey Pines Drive and Mann Street, and portions of a rights-of-way being Cactus Avenue located between Torrey Pines Drive and Mann Street and Torrey Pines Drive located between Rush Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/jo (For possible action) **12/08/21 BCC**

Motion by David Chestnut
Action: **HOLD** the application to the Enterprise town Advisory Board meeting on December 1, 2021, due to applicant no show.
Motion **PASSED** (4-0)/ Unanimous

22. **WS-21-0585-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 6.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action) **12/08/21 BCC**

Motion by David Chestnut

Action: **HOLD** the application to the Enterprise town Advisory Board meeting on December 1, 2021, due to applicant no show.

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

23. **TM-21-500161-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**
TENTATIVE MAP consisting of 49 single family residential lots and common lots on 6.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action) **12/08/21 BCC**

Motion by David Chestnut

Action: **HOLD** the application to the Enterprise town Advisory Board meeting on December 1, 2021, due to applicant no show.

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

24. **WC-21-400161 (NZN-0037-08)-ABBASI RAMEZAN LARKI:**
WAIVER OF CONDITIONS of a zone change requiring the following: **1)** construct driveway according to Uniform Standard Drawing 224; and **2)** driveway to be a maximum width of 40 feet in conjunction with a vehicle rental facility on 0.5 acres in a C-1 (Local Business) Zone. Generally located 200 feet east of Gilepsie Street, 300 feet north of Warm Springs Road within Enterprise. MN/nr/ja (For possible action) **12/08/21 BCC**

Motion by Tanya Behm

Action: **APPROVE** per staff conditions

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

25. **UC-21-0592-ABBASI RAMEZAN LARKI:**
USE PERMIT for a vehicle maintenance facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced landscaping; and **2)** throat depth.
DESIGN REVIEW for a vehicle maintenance facility in conjunction with an existing vehicle rental facility on 0.5 acres in a C-1 (Local Business) Zone. Generally located 200 feet east of Gilepsie Street, 300 feet north of Warm Springs Road within Enterprise. MN/nr/jo (For possible action) **12/08/21 BCC**

Motion by Tanya Behm

Action: **APPROVE** per staff conditions.

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

26. **ZC-21-0590-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**

ZONE CHANGE to reclassify 5.5 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) establish alternative yards; 2) increase wall height; and 3) reduce street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action) 12/08/21 BCC

Motion by David Chestnut

Action: **APPROVE** Zone change

APPROVE Waiver of Development Standards

DENY Design Review #1

APPROVE Design Review #2

ADD Public Works – Development Review conditions.

- Right-of-way dedication to include additional 40 feet for Grand Canyon Drive and associated spandrels.

Per staff conditions

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

27. **VS-21-0591-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and the Blue Diamond Wash, and on the east and west sides of Grand Canyon Drive (alignment) and a portion of a right-of-way being Grand Canyon Drive located between Ford Avenue and the Blue Diamond Wash within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action) 12/08/21 BCC

Motion by David Chestnut

Action: **APPROVE** Except for the Grand Canyon Dr alignment and associated spandrels.

ADD Public Works – Development Review conditions.

- Right-of-way dedication to include a total of for 80 feet for Grand Canyon Drive and associated spandrels.

Per staff conditions

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

28. **TM-21-500166-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**

TENTATIVE MAP consisting of 42 single family residential lots and common lots on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/rk/jo (For possible action) 12/08/21 BCC

Motion by David Chestnut

Action: **DENY**

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

VII. General Business:

1. Review and approve 2022 Enterprise TAB Meeting Calendar (for possible action).

- January 12, 2022
- January 26, 2022
- February 9, 2022
- February 23, 2022
- March 9, 2022
- March 30, 2022
- April 13, 2022
- April 27, 2022
- May 11, 2022
- June 1, 2022
- June 15, 2022
- June 29, 2022
- July 13, 2022
- July 27, 2022
- August 10, 2022
- August 31, 2022
- September 14, 2022
- September 28, 2022
- October 12, 2022
- October 26, 2022
- November 9, 2022
- November 30, 2022
- December 14, 2022
- December 28, 2022

Motion by David Chestnut

Action: **APPROVE** the Enterprise Town Advisory Board calendar for 2022

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

VIII. Public Comment:

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

- None

IX. Next Meeting Date

The next regular meeting will be December 1, 2021 at 6:00 pm at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 9:44 p.m.

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

12/07/21 PC AGENDA SHEET

UPDATE

CONVENIENCE STORE
(TITLE 30)

BLUE DIAMOND RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0567-DIAMANTE CANYON, LLC:

HOLDOVER USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; and 4) restaurant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) alternative parking lot landscaping; 3) reduce width of landscape finger islands; 4) height setback ratio; 5) talk box location; 6) throat depth; 7) approach distance, and 8) departure distance.

DESIGN REVIEWS for the following: 1) convenience store; 2) restaurant; 3) vehicle wash; and 4) gasoline station on 2.6 acres in an H-2 (General Highway) Zone.

Generally located on the southwest corner of Blue Diamond Road and Grand Canyon Drive within Enterprise. JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:

176-19-201-008; 176-19-201-025

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the separation from a convenience store to a residential use to the west to 165 feet where 200 feet is the standard per Table 30.44-1 (an 18% reduction).
 - b. Reduce the separation from a convenience store to a residential use to the south to 119 feet where 200 feet is the standard per Table 30.44-1 (a 41% reduction).
 - c. Reduce the separation from a convenience store to a residential use to the east to 129 feet where 200 feet is the standard per Table 30.44-1 (a 36% reduction).
 - d. Reduce the separation from a vehicle wash to a residential use to the west to 165 feet where 200 feet is the standard per Table 30.44-1 (an 18% reduction).
 - e. Reduce the separation from a vehicle wash to a residential use to the south to 119 feet where 200 feet is the standard per Table 30.44-1 (a 41% reduction).
2. Reduce the minimum width of landscape island fingers to 4 feet where 6 feet is the standard per Figure 30.64-14 (a 33% reduction).
3. Allow for landscaping fingers every 10 parking spaces where a maximum of 6 spaces is required per Figure 30.64-14.
4. Reduce the height setback ratio to 25 feet where 63 feet is required per Section 30.56-10 (a 60% reduction).
5. Allow for a talk box in conjunction with a proposed restaurant with drive-thru to face residential uses where not allowed per Table 30.56-2.

6. Reduce the throat depth distance to 19 feet where 75 feet is required per Uniform Design Standard 222.1 (a 75% reduction).
7. Reduce the approach distance along South Grand Canyon Drive to 79 feet where 150 feet is the standard per Uniform Design Standard 222.1 (a 47% reduction).
8. Reduce the departure distance along South Grand Canyon Drive to 103 feet where 190 feet is the standard per Uniform Design Standard 222.1 (a 46% reduction).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.6
- Project Type: Convenience store/restaurant/vehicle wash/gasoline station
- Building Height (feet): 25 (convenience store)/21 (gas canopies)/up to 27 (Restaurant)
- Square Feet: 4,200 (convenience store)/801 (vehicle wash)/5,000 (restaurant)/4,600 (gas canopies)
- Parking Required/Provided: 67/85

Site Plans

The plans depict a proposed development consisting of convenience store, vehicle wash, gas station, and restaurant with drive-thru lane. The convenience store and vehicle wash are in the southeast portion of the lot, with the queuing for the vehicle wash along the south side of the convenience store, approximately 30 feet from Oleta Avenue. The gasoline canopies are located in the north central portion of the parcel with the proposed restaurant located along the west portion of the parcel adjacent to the western property lines. The drive-thru stacking is on the west side of the restaurant, adjacent to the 7 foot landscape strip. To the west, east, and south are residential uses. A total of 85 parking spaces are distributed throughout the site. Access to the proposed development is from Grand Canyon Drive and Blue Diamond Road. This request involves several waivers for approach and departure distances, alternative parking lot landscaping, residential separation, and setbacks. A height/ratio setback applies to the proposed restaurant with a drive-thru and is required to be set back at least 63 feet, where 25 feet is proposed. The proposed restaurant will incorporate an order talk box and vehicle queuing line for the drive-thru and is adjacent to the western block wall and property lines.

Landscaping

The plans depict landscape areas from up to 7 feet in width along the western property line, and 5 feet in width on both sides of a detached sidewalk along both Grand Canyon Drive and Blue Diamond Road. Landscaping along Blue Diamond Road will be planted behind an existing drainage area. Along Oleta Avenue, landscaping is provided behind an attached sidewalk. Parking lot landscaping is shown with trees and shrubs distributed throughout the site. Landscape islands are shown at intervals that exceed the maximum of 6 spaces and is the subject of a waiver request. Landscape islands are shown at 4 feet width dispersed throughout the parking lot.

Elevations

The plans depict a proposed convenience store with a vehicle wash area shown at 25 feet in height with parapet walls, stone veneer, stucco finish, storefront windows with wall mounted lighting, and metal awning. The gas station canopies are 21 feet in height with a flat roofline and stone veneer columns with bollards. The proposed restaurant with a drive-thru is approximately 27 feet in height to the parapet wall, with a stucco finish and stone veneer. Storefront glazed windows are shown with metal awnings.

Floor Plans

The convenience store has an area of 4,200 square feet consisting of customer service areas, a sales floor, storage areas, restrooms, and an office. The vehicle wash has an area of 801 square feet consisting of the automated wash bay and equipment areas. The tunnel faces in an east/west direction and is screened from the residential properties to the west by a proposed restaurant building, landscaping, and a block wall. The plans depict a proposed 5,000 square foot Quick Serve Restaurant with a drive-thru lane located along the western property line.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the Quick Serve Restaurant, convenience store/carwash, and gas station will attract new businesses to the area, which in return will create employment opportunities for the community. The applicant indicates that the general design and layout will have little impacts to the surrounding residential neighborhoods and will provide additional landscaping to off-set any potential impacts. The design intent, color scheme, and finishes are to harmoniously blend with the existing developments in the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0957-06	Power transmission lines	Approved by PC	August 2006
NZC-1555-04	Reclassified from H-2 to C-2 zoning - expired	Approved by BCC	

Surrounding Land Use

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

The site and the surrounding area are located in 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

Use Permits

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

The proposed development for a convenience store, vehicle wash, and restaurant are consistent with neighborhood commercial uses that often serve nearby communities. Staff finds that the proposed convenience store, vehicle wash, gasoline station, and restaurant in part comply with Growth Management Policy 1, which states development of vacant parcels within service areas should be encouraged and in part with Urban Specific Policy 2 that encourages, where infrastructure is available and transit is accessible, maximize the use of in-fill and redevelopment in existing urban/suburban areas. However, since staff does not support the waivers of development standards or the design reviews, staff cannot support these requests.

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 this request requires several waivers as outlined earlier in the staff report, the project has always been contemplated as a site for local commercial activities that serve the surrounding residential areas. The proposed development, along with the applicant's mitigation efforts, comply in part with Urban Specific Policy 62, which states intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family uses to reduce or mitigate nuisances caused by noise and light. Factors that mitigate the impact include streets are separated from the residential development on the south and east sides of the development, and the convenience store is buffered by the restaurant, which may justify an alternative. However, staff does not support the remaining waivers of development standards or the design reviews, and cannot support this request.

Waiver of Development Standards #2

The request to reduce the width of landscape islands to 4 feet where 6 feet is required cannot be supported by staff. While the applicant is mitigating this reduction by planting additional shade trees than the minimum required by Code, 6 foot islands cannot accommodate large trees; therefore, staff does not support this request.

Waiver of Development Standards #3

The request to reduce or allow for landscape islands for every 10 spaces can be supported by staff. The applicant is mitigating these reductions by planting 5 more additional shade trees than the minimum required by Code. Staff is generally supportive of waiver requests that actively provide mitigation off-set, which in this case is increasing the number of shade trees and landscaping above the minimum required by Code. Typically staff can support this request, however, staff does not support other portions of the application.

Waiver of Development Standards #4

Staff finds that the setback and height setback will have a potential negative impact to the adjacent residential property to the west. While the building is only 27 feet in height, Code requires a minimum height/ratio setback of 63 feet where the applicant is proposing a reduced setback of 25 feet. The applicant states that additional shrubs will be planted in between proposed trees set at 20 feet on-center. However, staff feels this reduction in height/ratio setback is a self-imposed hardship that can be remedied with placement of the restaurant building in a different location on the lot that would eliminate or reduce the overall encroachment towards the residential uses. Staff cannot support this request.

Waiver of Development Standards #5

The applicant is requesting to install an order talk-box that will face the residential uses. As part of the applicant's mitigation measures, a volume control feature will be used to mitigate noise. Staff feels this is not a significant mitigation measure to reduce the impact of a talk box facing residential uses, where noise nuisances will have an impact on those residential uses that currently abut the western block wall adjacent to the proposed drive-thru. Staff cannot support this request.

Design Reviews

The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The buildings will have architectural enhancements such as cornice moldings, pop-outs, aluminum storefront systems, and stone veneer to enhance the visual appearance of the buildings. While the proposed design of the buildings complies with Urban Land Use Policy 78 of the Comprehensive Master Plan, which encourages architectural enhancements that eliminate blank elevations, staff feels this proposed design review does not incorporate mitigation measures that will ensure little to no impacts to those residential areas to the west from the proposed restaurant building. Overall, this design review as proposed does not comply with Urban Specific Policy 10, which encourages site designs to be compatible with adjacent land uses, especially when the adjacent land use is a lower density or intensity use, and with Urban Specific Policy 21, which encourages drive-thru facilities and stacking lanes, when contiguous to any residential use to be obscured from view by an intense landscape buffer to the residential to the west; therefore, staff cannot support the design review as proposed.

Public Works - Development Review

Waiver of Development Standards #6

The design of the driveway on Grand Canyon Drive creates a number of conflicts that will lead to vehicles stacking into the right-of-way, causing potential collisions. Vehicles entering the site

will be head-on with vehicles in the drive aisle north of the C-store. In addition to that dangerous conflict, drivers exiting the car wash that desire to use the driveway on Grand Canyon Drive will attempt to make a U-turn, which will block all traffic, again causing vehicles to wait in the right-of-way. Therefore, staff cannot support this request.

Waivers of Development Standards #7 & #8

With a proposed driveway on Grand Canyon Drive, there is no possible way to meet the minimum approach and departure standards due to the proximity of both Blue Diamond Road and Oleta Avenue and due to the limited frontage along Grand Canyon Drive. Staff prefers the location shown on the plans as it provides a balance between the 2 required dimensions. However, since Planning does not support this application in its entirety, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Right-of-way dedication to include 35 feet to back of curb for Grand Canyon Drive, 30 feet for Oleta Avenue, 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.
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0373-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 1 card

PROTESTS:

PLANNING COMMISSION ACTION: November 16, 2021 – HELD – To 12/07/21 – per the applicant.

APPLICANT: SCOTT SCHROEDER

CONTACT: SHELDON COLLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230, HENDERSON, NV 89052



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

1A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p>TEXT AMENDMENT (TA)</p> <p>ZONE CHANGE</p> <p><input type="checkbox"/> CONFORMING (ZC)</p> <p><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p>VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p>ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p>STREET NAME / NUMBERING CHANGE (SC)</p> <p>WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p>ANNEXATION REQUEST (ANX)</p> <p>EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p>APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-21-0567</u> DATE FILED: <u>9/29/21</u></p> <p>PLANNER ASSIGNED: <u>SWD</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10/27/21</u></p> <p>PC MEETING DATE: <u>11/16/21</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$ 1,825</u></p>
	PROPERTY OWNER	<p>NAME: <u>Diamante Canyon, LLC</u></p> <p>ADDRESS: <u>11521 Regal Rock Place</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Scott Schroeder</u></p> <p>ADDRESS: <u>11521 Regal Rock Place</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u></p> <p>TELEPHONE: <u>702-768-2222</u> CELL: _____</p> <p>E-MAIL: <u>sbsrealty@live.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Sheldon Colen</u></p> <p>ADDRESS: <u>2525 W. Horizon Ridge Parkway, Suite 230</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u></p> <p>TELEPHONE: <u>702-719-2020</u> CELL: _____</p> <p>E-MAIL: <u>sheldon@scadesign.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-19-201-008 & 176-19-201-025

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Rd. & S. Grand Canyon Dr.

PROJECT DESCRIPTION: C-Store with Gas Station and Quick Service Restaurant

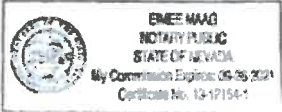
(I, We) the undersigned swear and say that I am / We are the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 23, 2021 (DATE)
 By Scott B Schroeder

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.



2525 W. Horizon Ridge Parkway, Suite 230,
Henderson, NV 89052
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

June 25, 2021

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89102

RE: Justification Letter for proposed Quick Serve Restaurant Building, C-store/Carwash Building, and Gas Station at Blue Diamond Rd. and S. Grand Canyon Dr.

Please accept this letter as justification for a Convenience Store Special Use Permit and Restaurant Special Use Permit for the proposed Quick Serve Restaurant Building, C-Store/Carwash Building, and Gas Station located on the southwest corner of Blue Diamond Rd. and S. Grand Canyon Dr. (APN: 176-19-201-008 & 176-19-201-025) currently zoned as General Highway Frontage (H-2). Through this design review, on behalf of our client we respectfully request for your approval of the following waivers on development standards:

- 1) Request Waiver of Development Standards for Convenience Store Special Use in H-2 #5, for a building setback of +/- 119'-0" to the south, +/- 129'-6" to the east, and 164'-2" to the west, from any residential use where 200 feet is required. Providing the 200-foot setback would impact the flow of traffic within the site. To help mitigate this request, we are providing a landscape buffer with large canopy trees at 20'-0" on center on the west side of the lot.
- 2) Request Waiver of Development Standards of USDCCA 222.1 (Throat Depth) for a turn-in throat depth distance of 9'-0" and turn-out depth of 18'-6" on S. Grand Canyon Dr. where 75 feet is required. Providing the 75-foot throat depth would have a negative impact on the flow of traffic.
- 3) Request Waiver of Development Standards of USDCCA 222.1 (Approach Distance) for the driveway located on S. Grand Canyon Dr. We are only able to provide an approach distance of 79'-1" feet where 150'-0" without affecting the flow of traffic within the site and having a shorter departure distance from the intersection of Blue Diamond Rd and S. Grand Canyon Dr.
- 4) Request Waiver of Development Standards of USDCCA 222.1 (Departure Distance) for the driveway located on S. Grand Canyon Dr. We are only able to provide a departure distance of 102'-6" feet where 190'-0" without affecting the flow of traffic within the site and having a shorter approach distance to the intersection of S. Grand Canyon Dr. and Oleta Ave.
- 5) Request Waiver of Development Standards 30.64-14(C) for landscape fingers to be installed at every 10 parking spaces where it is required to be at every 6 parking spaces. To help mitigate this request, we are providing 5 more medium canopy trees than the minimum required.

- 6) Request Waiver of Development Standards 30.64-14 for a minimum landscape finger width to be 4'-0" where 6'-0" is required. To help mitigate this request, we are providing a landscape area behind the c-store, 5 more medium canopy trees than the minimum required, and larger terminal islands where possible.
- 7) Request Waiver of Development Standards 30.60.070(a) for 1 loading space where 2 loading spaces are required.
- 8) Request Waiver of Development Standards 30.56-10 (Height/Setback) as follows:
 - a. For an interior setback of 24'-7" where 43'-0" is required per the 3:1 setback ratio, for the quick serve restaurant building. To help mitigate this request, we are providing additional shrubs between required trees at 20'-0" on center.
- 9) Request Waiver of Development Standards Table 30.56-2 for a talk box to face a residential use, where it must be faced away from residential uses. The talk box will have a volume control device to help mitigate noise.

The proposed Quick Serve Restaurant Building will be 5,000 sq. ft. and stands 26'-4" high. The proposed C-Store with Car Wash Building will be 5,001 sq. ft and stands 25'-0" high. The design intent, color scheme, and finishes are to harmoniously blend with the existing developments in the surrounding area. The site is accessible from Blue Diamond Rd via 36'-0" driveway and S. Grand Canyon Dr. via 39'-0" driveway, as well as ADA compliant pedestrian walkways.

Where 67 parking spaces are required, a total of 85 spaces are provided, including 2 car and 2 van accessible spaces. A total of 8 bicycle spaces are provided within 100 feet of all building entrances. All parking can be easily accessed by customers and employees via walkways located at building entrances. As shown on site plan, all parking is to be illuminated by new 20-foot-tall shielded down-light posts to eliminate any light pollution outside of the site, to comply with Clark County regulations. Additional wall mounted lighting is provided along the perimeter of the building which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment.

Adequate landscape is being provided in the form of terminal islands, landscape fingers, and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list.

There are 2 proposed trash enclosures, which will have 6-foot-high CMU walls finished to match the proposed buildings. An open lattice cover over the trash enclosure will be provided which consists of tube steel beams and columns to compliment the site and building. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that the Quick Serve Restaurant Building, and Convenience Store/Carwash, and Gas Station will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind we respectfully ask for your approval recommendation for this project.

Thank you,

Sheldon Colen,
SCA Design

12/08/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT CACTUS AVE/TORREY PINES DR
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-21-400158 (ZC-18-0774)-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST
ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**

WAIVER OF CONDITIONS of a zone change requiring pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive in conjunction with an approved single family residential development on 6.5 acres in an RUD (Residential Urban Density) Zone.

Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

176-26-801-003; 176-26-801-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6486 W. Cactus Avenue
- Site Acreage: 6.5
- Project Type: Detached single family residential development

History & Request

The site was reclassified to an RUD zone by ZC-18-0774 in December 2018. The plans approved with the zone change depicted a single family residential development consisting of 46 lots on 6.5 acres for a density of 7.2 dwelling units per acre. The majority of the lots had direct access to the internal street network consisting of 43 foot wide private streets with 4 foot wide sidewalks on 1 side of the street. Twelve lots fronted Rush Avenue which is a public street. The approved plans depicted 2 cul-de-sacs that terminated close to Torrey Pines Drive and the condition to require pedestrian access to Torrey Pines Drive was to provide the access from these cul-de-sacs. The applicant has submitted plans to redesign the subdivision. WS-21-0585 and TM-21-500161 are companion items on this agenda which address the changes to the development. The plans submitted for the companion items depict a single family residential development consisting of 49 lots with a density of 7.5 dwelling units per acres. These plans

also depict a subdivision with public streets and the 2 cul-de-sacs close to Torrey Pines Drive have been removed. A single cul-de-sac that terminates close to Cactus Avenue is being provided and the plans show pedestrian access to Cactus Avenue from this cul-de-sac.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-18-0774:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive;
- Design review as a public hearing for significant changes to 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 the waivers of development standards and design review 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 30 feet for Rush Avenue, 30 feet for Mann Street, and associated spandrels;
- Applicant to apply for BLM right-of-way grants for 30 feet for Rush Avenue, 40 feet for Torrey Pines Drive, and associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0366-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that the previously approved site plan showed 2 stub streets that pointed toward Torrey Pines Drive and the condition was placed on that design to provide the pedestrian access to Torrey Pines Drive. WS-21-0585 is a related application on this agenda to change the design of the development. The site plan submitted for WS-21-0585 shows a cul-de-sac bulb that points towards Cactus Avenue and a pedestrian connection is being provided at the end of the cul-de-sac. The proposed design considers the amount of water that currently crosses the site and has provided a pedestrian access point so that there is ample pedestrian access across the site. Since the design of the project is being changed to no longer have cul-de-sacs facing Torrey Pines Drive, it is no longer practical to provide pedestrian access to this street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0774	Reclassified the site to RUD zoning for a single family residential development	Approved by BCC	December 2018
VS-18-0772	Vacated and abandoned patent easements and portions of Cactus Avenue and Torrey Pines Drive to allow for detached sidewalks	Approved by BCC	December 2018
TM-18-500182	46 lot single family residential subdivision	Approved by BCC	December 2018

Surrounding Land Use

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

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

Related Applications

Application Number	Request
WS-21-0585	A waiver of development standards for a single family residential development is a companion item on this agenda.
VS-21-0586	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
TM-21-500161	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The applicant has submitted subsequent applications, which are companion items on this agenda, to change the layout of the development. The proposed changes make it no longer practical to provide pedestrian access to Torrey Pines Drive. However, the proposed layout depicted on the plans submitted for the companion items is depicting access to Cactus Avenue, which will allow the development to integrate with the surrounding community. Staff can support the proposed redesign of the development and finds that the intent of providing pedestrian access is still being complied with by the proposed revisions and can support waiving the condition to pedestrian access to Torrey Pines Drive, which was based on the prior design of the project and is no longer applicable to this site.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: AMH DEVELOPMENT, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

2A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p>WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-18-0774</u> <small>(ORIGINAL APPLICATION #)</small></p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;"><small>(ORIGINAL APPLICATION #)</small></p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;"><small>(ORIGINAL APPLICATION #)</small></p>	STAFF	<p>APP. NUMBER: <u>WC-21-400158</u> DATE FILED: <u>10-5-21</u></p> <p>PLANNER ASSIGNED: <u>101</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11-20-21</u></p> <p>PC MEETING DATE: <u>—</u></p> <p>BCC MEETING DATE: <u>12-8-21</u></p> <p>FEE: <u>\$ 650.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>Epstein Diane Lee Robertson Family Trust</u></p> <p>ADDRESS: <u>9121 Golden Eagle St</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>AMH Development, LLC</u></p> <p>ADDRESS: <u>280 Pilot Road, Suite 200</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702.703.5295</u> CELL: _____</p> <p>E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>The WLB Group, Inc. (Mark Bangan)</u></p> <p>ADDRESS: <u>3663 E. Sunset Road, Suite 204</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u></p> <p>TELEPHONE: <u>702-458-2551</u> CELL: _____</p> <p>E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-003, 004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

PROJECT DESCRIPTION: A single family residential development.

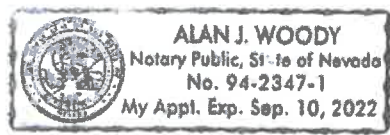
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] Diane Epstein
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 28, 2021 (DATE)
 By Diane Epstein

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.

APR. 21-100763



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 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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-18-0774</u> <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> APPLICATION REVIEW (AR) <small>(ORIGINAL APPLICATION #)</small>	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Dude's LLC</u> ADDRESS: <u>89 Quail Run Rd</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2161</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>The WLB Group, Inc. (Mark Bangan)</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

PROJECT DESCRIPTION: A single family residential development.

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

Michael Dudunakis
 Property Owner (Signature)*

Michael Dudunakis
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Dec 17 2018 (DATE)
 By Michael Dudunakis
 NOTARY PUBLIC: [Signature]



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



LAND USE APPLICATION

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 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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-18-0774</u> <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> APPLICATION REVIEW (AR) <small>(ORIGINAL APPLICATION #)</small>	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Garlock Family Trust</u> ADDRESS: <u>89 Quail Run Rd</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2161</u> TELEPHONE: _____ CELL: <u>702 278-6229</u> E-MAIL: <u>george @ kga.design</u>
	APPLICANT NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>The WLB Group, Inc. (Mark Bangan)</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

PROJECT DESCRIPTION: A single family residential development.

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

Property Owner (Signature)* [Signature] Property Owner (Print) GEORGE F. GARLOCK

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 08.17.21 (DATE)
 By George F. Garlock
 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.



August 11, 2021

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

**RE: Design Review/Waiver/Waiver of Conditions – Justification Letter
for Cactus Mann
(APN: 176-26-801-003 & 004)**

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached Design Review/Waiver of Development Standards Application for the above referenced parcel numbers at the Northeast of Cactus Ave and Mann Street.

Project Description

The proposed development consists of a 49-lot single family detached on 6.48 acres with a gross density of 7.56. The community will consist of 2-story homes for a detached single-family development.

Design Review

We are requesting two (2) design reviews which are listed below;

1. A Design Review for a proposed detached single-family development

This proposed development includes interior public streets that are 48' wide which includes a 5' sidewalk on both sides of the street and allows for parking on both sides of the street as well. This development has a single entrance off Mann Street that accesses 33 of the homes with the other 16 houses fronting out to Rush Avenue. There is a 42' wide drainage easement that bisects the property, this drainage will be enclosed in an underground box structure. House plans will include six (6) 2-story homes ranging in square footage from 1,1857 up to 2,300 square feet. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors, some elevations will feature partial stone exteriors, and paver driveways. The buildings will be a maximum of 25'-9" in height. Each house will include a two-car garage and a two-car driveway.

2. To increase the finished grade for a single-family residential development up to 10 inches (0.8 feet) above the allowed 18 inches (1.5 feet) is the standard per section 30.32.040.

This request is to fill in low spots in the topography due to existing natural drainage ways/low spots that cross the site. These additional fill areas will be governed by Clark County Public Works with the approval of a drainage study and civil

3663 E. Sunset Road #204 Las Vegas, NV 89120 - T 702-458-2551 - F 702-434-0491



improvement plans and therefore are not being used to artificially increase the grade of the land for views by the developer.

Waiver of Development Standards

The proposed development will require the approval of one (1) waiver of development standards which are listed below;

1. To reduce the required rear setback from 15'-0" to 10'-3" on one lot only within a 49-lot subdivision this rear setback is required per table 30.42-2 in the Clark County Title 30 Development Code.

This reduction of the rear setback from 15'-0" to 10'-3" is for one lot and only affect one corner of the building. This is due to the drainage easement that bisects the property and creates an odd shaped lot (Lot 16) where this reduction is required. To offset this request lot 16 has been widened, this allows for a larger sideyard than a typical lot.

Waiver of Conditions (ZC-18-0774)

We are respectfully requesting to waive a condition from a prior application, the application is ZC-18-0774.

The condition states; "*Pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive;*".

The previously approved site plan showed two stub streets that pointed toward Torrey Pines Drive. The current site plan shows a cul-de-sac bulb that points towards Cactus Avenue and we have provided a pedestrian connection at the cul-de-sac. We feel our design takes into account the amount of water that currently crosses the site and has provided a pedestrian access point so that there is ample pedestrian access across the site.

Parking Analysis

Each house will provide the parking required by Title 30 with a two-car garage, a two-car driveway as well as additional parking being provided on the adjacent public streets, which allows parking on both sides of the street.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,

A blue ink handwritten signature, appearing to read "Mark Bangan", with a horizontal line extending to the right.

Mark Bangan
Planning Department Manager

12/08/21 BCC AGENDA SHEET

EASEMENTS & RIGHTS-OF-WAY
(TITLE 30)

CACTUS AVE/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:

VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Torrey Pines Drive and Mann Street, and portions of a rights-of-way being Cactus Avenue located between Torrey Pines Drive and Mann Street and Torrey Pines Drive located between Rush Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

176-26-801-003; 176-26-801-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a detached single family residential development. This request is to vacate patent easements and portions of rights-of-way. The applicant indicates that the patent easements are not necessary for the development of this site. Any required easements or right-of-way dedications will be provided with the recording of a future subdivision map. The request to vacate portions of rights-of-way is to vacate up to 5 feet of Cactus Avenue and Torrey Pines Drive to allow for detached sidewalks along these streets.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0774	Reclassified the site to RUD zoning for a single family residential development	Approved by BCC	December 2018
VS-18-0772	Vacated and abandoned patent easements and portions of Cactus Avenue and Torrey Pines Drive to allow for detached sidewalks	Approved by BCC	December 2018
TM-18-500182	46 lot single family residential subdivision	Approved by BCC	December 2018

Surrounding Land Use

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

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

Related Applications

Application Number	Request
WS-21-0585	A waiver of development standards for a single family residential development is a companion item on this agenda.
WC-21-400158 (ZC-18-0774)	A waiver of conditions of a zone change to provide pedestrian connections to Torrey Pines Drive is a companion item on this agenda.
TM-21-500161	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements and rights-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 30 feet for Rush Avenue, 30 feet for Mann Street, and associated spandrel;
- Applicant to apply for BLM right-of-way grants for 30 feet for Rush Avenue, 40 feet for Torrey Pines Drive, 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

CONTACT: THE WLB GROUP, 5663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

3A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0586</u>	DATE FILED: <u>10-5-21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>AR</u>	TAB/CAC DATE: <u>11-10-21</u>
		TAB/CAC: <u>Entire parcel</u>	PC MEETING DATE: _____
		BCC MEETING DATE: <u>12-8-21</u>	FEE: <u>\$ 875⁰⁰</u>

PROPERTY OWNER	NAME: <u>Epstein Diane Lee Robertson Family Trust</u> ADDRESS: <u>9121 Golden Eagle St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
-----------------------	---

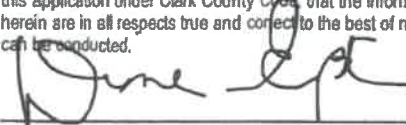
APPLICANT	NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
------------------	---

CORRESPONDENT	NAME: <u>The WLB Group, Inc. (Mark Bangan)</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____
----------------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-003 004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

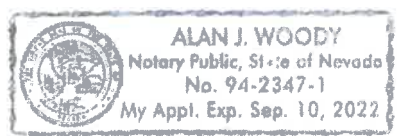
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JUNE 28, 2021 (DATE)
 By Diane Epstein

NOTARY PUBLIC: Alan J. Woody



ALAN J. WOODY
 Notary Public, State of Nevada
 No. 94-2347-1
 My Appl. Exp. Sep. 10, 2022

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

APR. 21-100 963



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: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____

PROPERTY OWNER	NAME: <u>Dude's LLC</u>
	ADDRESS: <u>89 Quail Run Rd</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2164</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, Inc. (Mark Bangan)</u>
	ADDRESS: <u>3663 E. Sunset Road, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

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)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 06-17-21 (DATE)
 By Mr. Michael Dufurakis
 NOTARY PUBLIC: [Signature]

Michael Dufurakis
 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.



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 checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____

PROPERTY OWNER	NAME: <u>Garlock Family Trust</u>
	ADDRESS: <u>89 Quail Run Rd</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2161</u>
	TELEPHONE: _____ CELL: <u>702 278-6229</u>
	E-MAIL: <u>george @ kga.design</u>

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, Inc. (Mark Bangan)</u>
	ADDRESS: <u>3663 E. Sunset Road, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

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

Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 09.17.21 (DATE)
 By George F. Garlock
 NOTAR PUBLIC: _____

GEORGE F. GARLOCK
 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.



August 11, 2021

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

RE: *Vacation Application – Justification Letter for Cactus Mann*
APN's: 176-26-801-003 & 004

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached vacation of patent easements and right-of-way in conjunction with a proposed single family residential development near the intersection of Cactus Ave and Mann Street.

Vacation of Patent Easements

We are requesting to vacate all the patent easements located on APN's 176-26-801-003 (OR:534:483871), 004 (OR125:102758). Excepting therefrom the proposed rights-of-way for Cactus Avenue, Torrey Pines Drive , Rush Avenue and Mann Street per the proposed single-family development.

Vacation of Right-Of-Way

We are respectfully requesting to vacate 5.00' of the Public Right-of-Way on Cactus Avenue on APN's 176-26-801-003, and vacate a transition of up to 5.00' along the Torrey Pines Right-of-Way to allow for the detaching of the sidewalk on both Right-of-Ways.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,

A blue ink handwritten signature, appearing to read "Mark Bangan", with a long horizontal flourish extending to the right.

Mark Bangan
Planning Department Manager

12/08/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT CACTUS AVE/TORREY PINES DR
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0585-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN
DIANE LEE ROBERTSON TRS:**

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 6.5 acres in an RUD (Residential Urban Density) Zone.

Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

176-26-801-003; 176-26-801-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear yard setback for 1 lot to 10 feet where a minimum of 15 feet is required in the RUD zoning district per Table 30.40-2 (a 33.3% reduction).

DESIGN REVIEWS:

1. A single family residential development.
2. Increase finished grade to 30 inches (2.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 66.7% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6486 W. Cactus Avenue
- Site Acreage: 6.5
- Number of Lots/Units: 49 residential & 2 common elements
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,315/5,358
- Project Type: Detached single family residential development
- Number of Stories: 2

- Building Height (feet): 26
- Square Feet: 1,857 to 2,300
- Open Space Required/Provided: 0/43,038

Site Plans

The plans depict a detached single family residential development consisting of 49 lots with a density of 7.5 dwelling units per acre. There is an existing wash that divides the northern portion of the site from the majority of the proposed development. The plans indicate that the wash will be placed in a 42 foot wide drainage easement, which will be within 1 of the common elements of the subdivision. The plans show that 16 lots with access from Rush Avenue are located to the north of the drainage easement. The remaining 33 lots to the south of the drainage easement will be accessed by 48 wide public streets, which will include 5 foot wide sidewalks on both sides of the streets, that will be dedicated with the proposed subdivision. The entrance to this portion of the subdivision will be via Mann Street on the east side of the development. The plans show a pedestrian access to Cactus Avenue from this terminus of a proposed cul-de-sac within the development. The request for the rear yard setback is for 1 lot located at the northeast corner of the development. The plans show that the drainage easement curves to the north adjacent to lot 16 on the northeast corner of the site, causing the length of the lot to be reduced from the west to the east. The increase in the finished grade is for area along the existing wash to level the site.

Landscaping

The plan depicts minimum 15 foot wide landscape areas with detached sidewalks along Cactus Avenue and Torrey Pines Drive. A minimum 6 foot wide landscape area with an attached sidewalk is located along Mann Street. Landscaping along the public streets will consist of combinations of trees, shrubs, and groundcover. The common element located along the south side of the entrance of the development is approximately 15 feet wide and the plans depict a landscape area consisting of trees, shrubs, and groundcover.

Elevations

House plans include six, 2 story homes up to 26 feet in height. Each of the homes offer 3 distinct elevation options per plan that feature tile roofs, desert colors, some elevations will feature partial stone exteriors, and paver driveways.

Floor Plan

The homes range from 1,857 square feet up to 2,300 square feet in area. Each house will include a 2 car garage and a 2 car driveway with options for 3 to 5 bedrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development is consistent and compatible with existing and planned land uses in this area. The proposed setback reduction is due to the configuration of a lot due to a drainage easement that will be established as part of this development and is only for a portion of the lot. The increase in finished grade is needed to level the site in order to provide proper drainage.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0774	Reclassified the site to RUD zoning for a single family residential development	Approved by BCC	December 2018
VS-18-0772	Vacated and abandoned patent easements and portions of Cactus Avenue and Torrey Pines Drive to allow for detached sidewalks	Approved by BCC	December 2018
TM-18-500182	46 lot single family residential subdivision	Approved by BCC	December 2018

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-21-0586	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
WC-21-400158 (ZC-18-0774)	A waiver of conditions of a zone change to provide pedestrian connections to Torrey Pines Drive is a companion item on this agenda.
TM-21-500161	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

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.

There is a substantial wash that goes through this site which will be placed in a drainage channel within a drainage easement as part of this development. The plans show the location of this channel/easement will reduce the length of a portion of 1 lot within the development, which effects the rear yard setback for the southeast corner of the lot. Staff finds that the existing wash/proposed drainage channel/easement are special circumstances creating a unique situation for this proposed development and can support the proposed setback reduction.

Design Review #1

The proposed development is consistent and compatible with existing and proposed developments within this area. The architecture of the proposed homes is similar in design to other homes in this area. Staff also finds the proposed design of this development to be in substantial compliance with past approvals for a detached single family residential development on this site and; therefore, supports the design review. However, WC-21-400158 is a related item on this agenda for waiver of conditions for ZC-18-0774, to provide pedestrian access to Torrey Pines Drive. This waiver of conditions will have to be approved to allow the approval of this design review. Staff does not object to the waiver of conditions.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval. WC-21-400158 (ZC-18-0774) must be approved to allow for the approval of the proposed subdivision design.

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 4 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;
- Right-of-way dedication to include 30 feet for Rush Avenue, 30 feet for Mann Street, and associated spandrel;
- Applicant to apply for BLM right-of-way grants for 30 feet for Rush Avenue, 40 feet for Torrey Pines Drive, and associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u></p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675</u></p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-21-0585</u> DATE FILED: <u>10-5-21</u></p> <p>PLANNER ASSIGNED: <u>AI</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11-10-21</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>12-8-21</u></p> <p>FEE: <u>\$1,150.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>Epstein Diane Lee Robertson Family Trust</u></p> <p>ADDRESS: <u>9121 Golden Eagle St</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>AMH Development, LLC</u></p> <p>ADDRESS: <u>280 Pilot Road, Suite 200</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702.703.5295</u> CELL: _____</p> <p>E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>The WLB Group, Inc. (Mark Bangan)</u></p> <p>ADDRESS: <u>3663 E. Sunset Road, Suite 204</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u></p> <p>TELEPHONE: <u>702-458-2551</u> CELL: _____</p> <p>E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-003, 004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

PROJECT DESCRIPTION: A single family residential development.

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

[Signature] Diane Epstein

Property Owner (Signature)* Property Owner (Print)

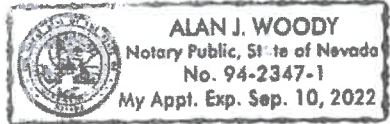
STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 29, 2021 (DATE)

By Diane Epstein

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.

APR-21-180963



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 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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-18-0774</u> (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>Dude's LLC</u> ADDRESS: <u>89 Quail Run Rd</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2161</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>The WLB Group, Inc. (Mark Bangan)</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

PROJECT DESCRIPTION: A single family residential development.

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

Michael Dudunakis
Property Owner (Signature)*

Michael Dudunakis
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9.17.21 (DATE)

By Michael Dudunakis
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.



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 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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-18-0774</u> (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>Garlock Family Trust</u> ADDRESS: <u>89 Quail Run Rd</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2161</u> TELEPHONE: _____ CELL: <u>702 278-6229</u> E-MAIL: <u>george @ kga.design</u>
	APPLICANT NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>The WLB Group, Inc. (Mark Bangan)</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

PROJECT DESCRIPTION: A single family residential development.

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

Property Owner (Signature)*

Property Owner (Print)

GEORGE F. GARLOCK

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 08.17.21 (DATE)

By George F. Garlock

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.



August 11, 2021

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

**RE: *Design Review/Waiver/Waiver of Conditions – Justification Letter
for Cactus Mann
(APN: 176-26-801-003 & 004)***

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached Design Review/Waiver of Development Standards Application for the above referenced parcel numbers at the Northeast of Cactus Ave and Mann Street.

Project Description

The proposed development consists of a 49-lot single family detached on 6.48 acres with a gross density of 7.56. The community will consist of 2-story homes for a detached single-family development.

Design Review

We are requesting two (2) design reviews which are listed below;

1. A Design Review for a proposed detached single-family development

This proposed development includes interior public streets that are 48' wide which includes a 5' sidewalk on both sides of the street and allows for parking on both sides of the street as well. This development has a single entrance off Mann Street that accesses 33 of the homes with the other 16 houses fronting out to Rush Avenue. There is a 42' wide drainage easement that bisects the property, this drainage will be enclosed in an underground box structure. House plans will include six (6) 2-story homes ranging in square footage from 1,1857 up to 2,300 square feet. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors, some elevations will feature partial stone exteriors, and paver driveways. The buildings will be a maximum of 25'-9" in height. Each house will include a two-car garage and a two-car driveway.

2. To increase the finished grade for a single-family residential development up to 10 inches (0.8 feet) above the allowed 18 inches (1.5 feet) is the standard per section 30.32.040.

This request is to fill in low spots in the topography due to existing natural drainage ways/low spots that cross the site. These additional fill areas will be governed by Clark County Public Works with the approval of a drainage study and civil



improvement plans and therefore are not being used to artificially increase the grade of the land for views by the developer.

Waiver of Development Standards

The proposed development will require the approval of one (1) waiver of development standards which are listed below;

1. To reduce the required rear setback from 15'-0" to 10'-3" on one lot only within a 49-lot subdivision this rear setback is required per table 30.42-2 in the Clark County Title 30 Development Code.

This reduction of the rear setback from 15'-0" to 10'-3" is for one lot and only affect one corner of the building. This is due to the drainage easement that bisects the property and creates an odd shaped lot (Lot 16) where this reduction is required. To offset this request lot 16 has been widened, this allows for a larger sideyard than a typical lot.

Waiver of Conditions (ZC-18-0774)

We are respectfully requesting to waive a condition from a prior application, the application is ZC-18-0774.

The condition states; "*Pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive;*".

The previously approved site plan showed two stub streets that pointed toward Torrey Pines Drive. The current site plan shows a cul-de-sac bulb that points towards Cactus Avenue and we have provided a pedestrian connection at the cul-de-sac. We feel our design takes into account the amount of water that currently crosses the site and has provided a pedestrian access point so that there is ample pedestrian access across the site.

Parking Analysis

Each house will provide the parking required by Title 30 with a two-car garage, a two-car driveway as well as additional parking being provided on the adjacent public streets, which allows parking on both sides of the street.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Bangan".

Mark Bangan
Planning Department Manager

12/08/21 BCC AGENDA SHEET

CACTUS TORREY PINES
(TITLE 30)

CACTUS AVE/TORREY PINES DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500161-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:

TENTATIVE MAP consisting of 49 single family residential lots and common lots on 6.5 acres in an RUD (Residential Urban Density) Zone.

Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

176-26-801-003; 176-26-801-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6486 W. Cactus Avenue
- Site Acreage: 6.5
- Number of Lots/Units: 49 residential & 2 common elements
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,315/5,358
- Project Type: Detached single family residential development

The plans depict a detached single family residential development consisting of 49 lots with a density of 7.5 dwelling units per acre. There is an existing wash that divides the northern portion of the site from the majority of the proposed development. The plans indicate that the wash will be placed in a 42 foot wide drainage easement, which will be within 1 of the common elements of the subdivision. The plans show that 16 lots with access from Rush Avenue are located to the north of the drainage easement. The remaining 33 lots to the south of the drainage easement will be accessed by 48 wide public streets, which will include 5 foot wide sidewalks on both sides of the streets, that will be dedicated with the proposed subdivision. The entrance to this portion of the subdivision will be via Mann Street on the east side of the development. The plans show a pedestrian access to Cactus Avenue from this terminus of a proposed cul-de-sac within the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0774	Reclassified the site to RUD zoning for a single family residential development	Approved by BCC	December 2018
VS-18-0772	Vacated and abandoned patent easements and portions of Cactus Avenue and Torrey Pines Drive to allow for detached sidewalks	Approved by BCC	December 2018
TM-18-500182	46 lot single family residential subdivision	Approved by BCC	December 2018

Surrounding Land Use

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

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

Related Applications

Application Number	Request
WS-21-0585	A waiver of development standards for a single family residential development is a companion item on this agenda.
VS-21-0586	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
WC-21-400158 (ZC-18-0774)	A waiver of conditions of a zone change to provide pedestrian connections to Torrey Pines Drive 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. However, WC-21-400158 (ZC-18-0774) is a related item on this agenda for waiver of conditions to provide pedestrian access to Torrey Pines Drive. This waiver of conditions will have to be approved to allow the approval of this tentative map.

Staff Recommendation

Approval. WC-21-400158 (ZC-18-0774) must be approved to allow for the approval of the proposed subdivision design.

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 30 feet for Rush Avenue, 30 feet for Mann Street, and associated spandrel;
- Applicant to apply for BLM right-of-way grants for 30 feet for Rush Avenue, 40 feet for Torrey Pines Drive, and associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0382-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

DRAFT



TENTATIVE MAP APPLICATION 5A

DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>Tm-21-500161</u>	DATE FILED: <u>10-5-21</u>
		PLANNER ASSIGNED: <u>AI</u>	TAB/CAC DATE: <u>11-10-21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>12-8-21</u>	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>Epstein Diane Lee Robertson Family Trust</u>
	ADDRESS: <u>9121 Golden Eagle St</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, Inc. (Mark Bangan)</u>
	ADDRESS: <u>3663 E. Sunset Road, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-003, 004

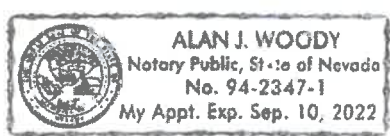
PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

TENTATIVE MAP NAME: Cactus Torrey Pines

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.

Diane Epstein Property Owner (Signature)*
Diane Epstein Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON JUNE 28, 2021 (DATE)
 By Diane Epstein
 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.

APR. 21-100 963



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____ DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____

PROPERTY OWNER	NAME: <u>Dude's LLC</u>
	ADDRESS: <u>89 Quail Run Rd</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2161</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, Inc. (Mark Bangan)</u>
	ADDRESS: <u>3663 E. Sunset Road, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

TENTATIVE MAP NAME: Cactus Torrey Pines

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

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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 06-17-21 (DATE)
 By Michael Dudonakis
 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.



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____ DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____
		TAB/CAC: _____ TAB/CAC DATE: _____
		PC MEETING DATE: _____
		BCC MEETING DATE: _____
		FEE: _____

PROPERTY OWNER	NAME: <u>Garlock Family Trust</u>
	ADDRESS: <u>89 Quail Run Rd</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2161</u>
	TELEPHONE: _____ CELL: <u>702-278-6229</u>
	E-MAIL: <u>george@kga.design</u>

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, Inc. (Mark Bangan)</u>
	ADDRESS: <u>3663 E. Sunset Road, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

TENTATIVE MAP NAME: Cactus Torrey Pines

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)* → GEORGE F. GARLOCK
Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 02-17-21 (DATE)
 By George F. Garlock

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.

12/21/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT RICHMAR AVE/DECATUR BLVD
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0621-MCCURDY DIANA & BRUCE:

ZONE CHANGE to reclassify 1.0 acre from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

DESIGN REVIEW for a single family residential development on 16.1 acres.

Generally located on the south side of Richmar Avenue, 300 feet west of Decatur Boulevard within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-24-801-002 through 176-24-801-004; 176-24-801-006; 176-24-801-007; 176-24-801-029

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

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

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5125 W. Richmar Avenue
- Site Acreage: 6.6 (Unit 2)/16.1 (overall)
- Number of Lots: 56 (Unit 2)/128 (overall)
- Density (du/ac): 8.4 (Unit 2)/7.9 (overall)
- Minimum/Maximum Lot Size (square feet): 3,301/4,524
- Project Type: Single family residential development
- Number of Stories: 1 & 2
- Building Height (feet): Up to 29
- Square Feet: 1,203/2,469

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on August 9, 2021, as required by the nonconforming zone boundary amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 4 attendees present at the open house meeting for this item. The attendees had concerns on lot sizes, density, traffic, and crime.

Site Plans

This application request is an amendment to a previously approved gated single family residential development on 16.1 acres consisting of 118 lots with a density of 7.3 dwelling units per acre. Plans have been slightly revised for Unit 2, which now depicts 56 single family lots and 5 common area lots on 6.6 acres. The developer acquired an additional parcel of land located near the northerly portion of the subdivision. The density of the Unit 2 area is 8.4 dwelling units per acre; however, the overall development is shown at 7.9 dwelling units per acre. Approximately the southern half of the overall development will not change from the original approval of (TM-21-500051).

The overall site has frontage along Richmar Avenue, Edmond Street, Gary Avenue, and Decatur Boulevard; however, none of the proposed lots will take access directly from any of these streets. The plans depict the entrance to the subdivision is from Edmond Street on the west side of the site. Access to the lots within the development will be provided by 43 foot wide private streets that will have a 5 foot wide sidewalk on 1 side of the street.

Landscaping

The plans depict a 6 foot wide landscape area with attached sidewalk along Richmar Avenue and Edmond Street.

Elevations

The development will provide both 1 and 2 story homes with the maximum height shown at approximately 29 feet. The plans submitted by the applicant depicts 3 different models with each model type having potential elevation variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The models range in size from 1,203 square feet to 2,469 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms.

Applicant's Justification

According to the applicant the purpose of this application is to incorporate APN 176-24-801-002 into the overall project. The addition of this parcel modified the previously approved internal street configurations, so this new application includes some of the previously approved property. The previously approved application (NZC-21-0204) re-zoned the surrounding property to R-2 with this parcel remaining in the R-E zone. With this application they are adding the remnant parcel into the overall development; therefore, creating a more contiguous development for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0204	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	July 2021

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500051	118 single family residential lots on 16.1 acres	Approved by BCC	July 2021
VS-21-0205	Vacated easements and rights-of-way	Approved by BCC	July 2021

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac), Public Facilities & Commercial Neighborhood	R-E (RNP-I) & R-E	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac) & Residential High (from 8 to 18 du/ac)	R-E	Single family residential & undeveloped
East	Commercial Neighborhood & Business and Design/Research Park	R-E	Single family residential & undeveloped
West	Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
VS-21-0622	Vacation of patent easements on a portion of the site is a companion item on this agenda.
TM-21-500176	Tentative map for 56 single family residential lots on 6.6 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
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.*

The applicant indicates since the Enterprise Master Plan was adopted in April of 2014 there have been substantial changes that have taken place in this area that could not be foreseen with the adoption of the Master Plan. The Bureau of Land Management (BLM) sold some major parcels in the area which have been slowly converting this area to more medium density residential.

The nonconforming zone boundary amendment process allows for identification of land use trends or changes in a particular area that may not be consistent with the planned land use designations. Since the adoption of the Enterprise Land Use Plan, continued approvals and construction of single family residential uses in the area have resulted in a land use pattern more consistent and compatible with medium density single family residential. The immediate area consists of a predominant land use character of existing, approved, or planned single family uses. No substantial or negative impacts have been associated with the approved and developing uses in the area.

- 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 indicates the proposed development will match the density and intensity of the previously approved subdivision and will create a more contiguous development for the area.

Staff finds the previously approved subdivision surrounding this site makes this request a cohesive single family residential development. The proposed project is intended to be a continuation of the developed single family development in the surrounding area; therefore, the land use and density for this application are consistent and compatible with the existing and approved nearby land use designations.

- 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 technical studies will be prepared to address any impacts from the proposed residential development; therefore, public infrastructure facilities will not be adversely impacted.

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development. Sufficient public services may not exist in the immediate area and because the site is in the Public Facilities Needs Assessment (PFNA) area, a standard development agreement will be necessary prior to issuance of any building permits to mitigate any short falls in needed public facilities. Based on information received from the Clark County School District, the elementary school, middle school, and high school located within the corresponding school zone were over capacity for the 2020-2021 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situations, especially since this area was not planned to accommodate the number of additional residential units and no new schools are planned in the future.

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

The applicant states the project will comply with Goal 7 which encourages “housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.” The proposed zone change will provide more affordable housing alternatives.

The proposed nonconforming zone boundary request conforms to several goals and policies in the Comprehensive Master Plan. For example, the project furthers Goal 4 which encourages, in part, the implementation of a comprehensive land use plan to promote pedestrian connections between all developments. In addition, Growth Management Policy 1 encourages development of vacant parcels within serviced areas. Although this site is surrounded by vacant parcels, the site is in an urban part of Clark County, which is serviced by the necessary infrastructure.

Summary

Zone Change

The proposed use and density is consistent with the adjacent or contiguous land uses. The plans depict a use and geographic location that are compliant with all applicable policies contained within the Comprehensive Master Plan. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. This request for a single family residential development will complement the amount of approved and existing single family and medium density residential. Staff finds the applicant has provided a sufficient compelling justification for this nonconforming zone boundary amendment request; therefore, staff recommends approval of the zone change.

Design Review

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

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. This item will be forwarded to the Board of County Commissioners’ meeting for final action on January 19, 2022 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

- 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;
- 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 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; 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

- Work with Public Works - Traffic Division for traffic calming solutions (including stop signs, crosswalks, etc.);
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Gary Avenue with a portion of an elbow at Hauck Street, 30 feet for Edmond Street, 30 feet for Richmar Avenue, 5 additional feet to the back of curb for Decatur Boulevard, and associated spandrels;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any necessary right-of-way and easements for the Decatur Boulevard 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 the Decatur Boulevard improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Decatur Boulevard improvement project;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is 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 #0392-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

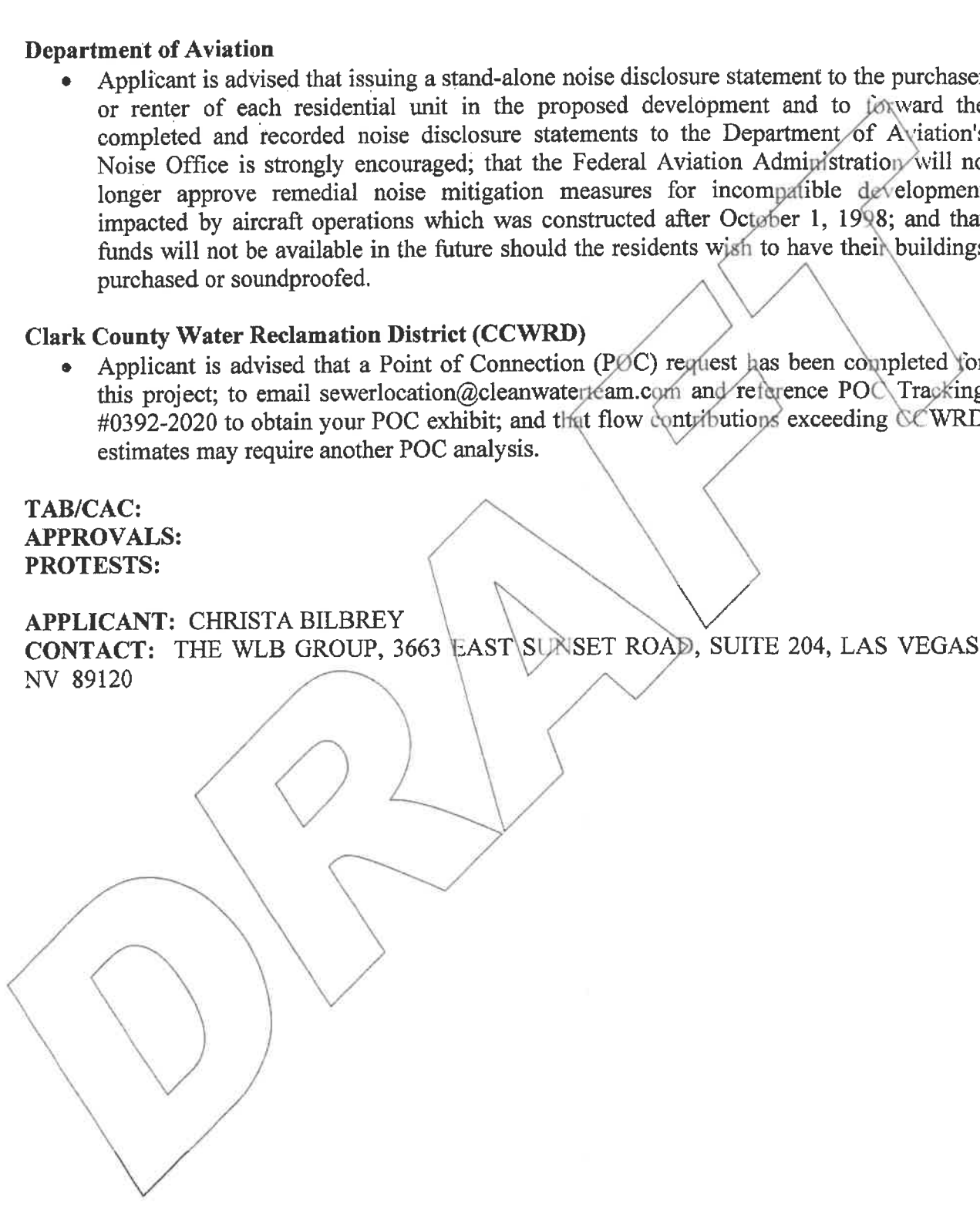
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHRISTA BILBREY

CONTACT: THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

6A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZN) <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 checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>NZC-21-0621</u> DATE FILED: <u>10-21-21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12-1-21</u> PC MEETING DATE: <u>12-21-21</u> REE R-2 to R-2 BCC MEETING DATE: <u>1-19-22</u> RL & RS FEE: <u>\$ 2,925.00</u> JT NZC-21-0204
	PROPERTY OWNER	NAME: <u>KB Home Las Vegas, INC</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>702.226.8466</u> CELL: <u>702-449-5131</u> E-MAIL: <u>cbilbrey@kbhome.com</u> <u>123118</u>
	APPLICANT	NAME: <u>KB Home Las Vegas, INC</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>702.266.8466</u> CELL: <u>702-449-5131</u> E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: <u>123118</u>
	CORRESPONDENT	NAME: <u>The WLB Group, Inc. (Mark Bangan)</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: <u>136727</u>

ASSESSOR'S PARCEL NUMBER(S): 176-24-801-003, 004, 006, 007, 029
 PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Ave and S Decatur Blvd
 PROJECT DESCRIPTION: A single family residential development.

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

[Signature]
 Property Owner (Signature)*

Scott Bleazard
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 12, 2021 (DATE)
 By Scott Bleazard, Vice President

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.



September 15, 2021

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

NZC-21-0621

**RE: NZC/Design Review/Waiver – Justification Letter for Belcara Add-on
(APN's: 176-24-801-029, 002, 003, 004, 006, 007)**

Clark County Planning Staff,

On behalf of KB Home, The WLB Group is respectfully submitting the attached Non-Conforming Zone Change/Design Review/Waiver of Development Standards Application for the above referenced parcel numbers at the Southwest corner of Decatur Boulevard and Richmar Avenue.

Project Description

The proposed overall development consists of a 128-lot detached single-family development being constructed within a gated subdivision on 16.44 acres. The previously approved site consisted of a 118-lot detached single-family development on 15.52 acres. The purpose of this application is to incorporate APN 176-24-801-002 into the overall project as part of the gated community. Addition of this parcel modified some of the previously approved internal street configurations, so this new application includes some of the previously approved property. This development offers 1-story and 2-story homes ranging in square footage from 1,203 square feet up to 2,469 square feet. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors and paver driveways and have a maximum building height of 28'-6".

The internal park area will consist of a gazebo, picnic tables, dog stations, benches, and a grassy area. The internal street side common elements will include trees and bushes with a decomposed granite base. The perimeter landscaping will contain the required trees, bushes and ground cover as prescribed by Clark County in Title 30 for perimeter landscaping. There will be a couple of utility/drainage areas that will cross the perimeter landscaping that will have concrete to allow for water or utility crossings, which are normally required by CCPW drainage or the utility companies.

Nonconforming Zone Change

We are requesting to rezone parcel 176-24-801-002 from R-E to R-2. The other parcels listed above have already been zoned R-2 by application NZC-21-0204. The planned land use on the parcel is Residential Low. With the recent development approval on the adjacent parcels, approval of this request would be consistent with the surrounding area in terms of density and lot orientation.

Design Review

We are requesting one (1) design review which is listed below;

1. A proposed detached single-family home gated community

3663 E. Sunset Road #204 Las Vegas, NV 89120 - T 702-458-2551 - F 702-434-0491



This proposed development includes interior private streets that are 43' wide which includes a 5' sidewalk on one side of the street and allows for parking on both sides of the street. There is a single entrance off Edmond Street. An internal park is located at the entrance to the community and landscape buffers will be provided around the perimeter and adjacent to streets in compliance with Title 30, Chapter 30.64.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Bangan", with a horizontal line extending to the right.

Mark Bangan
Planning Department Manager

12/21/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RICHMAR AVE/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0622-MCCURDY DIANA & BRUCE:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue (alignment) and Gary Avenue (alignment), and between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-24-801-002 through 176-24-801-004; 176-24-801-006; 176-24-801-007; 176-24-801-029

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

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

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

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on APN 176-24-801-002 near the northerly portion of the overall development. The plans depict the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements along the perimeter of the subject parcel, excepting out the 30 feet for Richmar Avenue which is needed for the dedication of a public right-of-way. A prior request, VS-21-0205, vacated a portion of Hauck Street and various easements that traverse the overall development. The applicant indicates the patent easements are not needed for the subdivision or the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0204	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	July 2021
TM-21-500051	118 single family residential lots on 16.1 acres	Approved by BCC	July 2021
VS-21-0205	Vacation of easements and rights-of-way	Approved by BCC	July 2021

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac), Public Facilities & Commercial Neighborhood	R-E (RNP-I) & R-E	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac) & Residential High (from 8 to 18 du/ac)	R-E	Single family residential & undeveloped
East	Commercial Neighborhood & Business and Design/Research Park	R-E	Single family residential & undeveloped
West	Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
NZC-21-0621	Nonconforming zone change to reclassify the site to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-21-500176	Tentative map for 56 single family residential lots on 6.6 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 19, 2022 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 30 feet for Gary Avenue with a portion of an elbow at Hauck Street, 30 feet for Edmond Street, 30 feet for Richmar Avenue, 5 additional feet to the back of curb for Decatur Boulevard, 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;
- 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.
- 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: KB HOME LAS VEGAS, INC

CONTACT: THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0622</u> DATE FILED: <u>10-21-21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12-1-21</u> PC MEETING DATE: <u>12-21-21</u> R-2 BCC MEETING DATE: <u>1-19-22</u> RL & RS FEE: <u>\$875.00</u> JJ N2C-21-0204

PROPERTY OWNER	NAME: <u>KB Home Las Vegas, INC</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>702.226.8466</u> CELL: <u>702-449-5131</u> E-MAIL: <u>cbilbrey@kbhome.com</u>

APPLICANT	NAME: <u>KB Home Las Vegas, INC</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>702.266.8466</u> CELL: <u>702-449-5131</u> E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, Inc. (Mark Bangan)</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

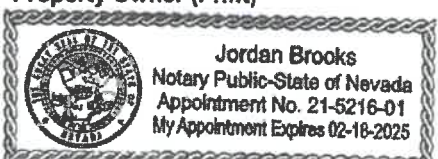
ASSESSOR'S PARCEL NUMBER(S): 176-24-801-003, 004, 006, 007, & 029

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Ave and S Decatur Blvd

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

[Signature]
Property Owner (Signature)*

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON August 12, 2021 (DATE)
By Scott Pleazard, Vice President
NOTARY PUBLIC: [Signature]

Scott Pleazard
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.



September 15, 2021

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

VS-21-0622

**RE: *Vacation Application – Justification Letter for Belcarra Amended
APN's: 176-24-801-002***

Clark County Planning Staff,

On behalf of KB Home, The WLB Group respectfully submits the attached Vacation Application for the above referenced parcel number located near the southwest corner of Decatur Blvd and Richmar Ave.

We are respectfully requesting to vacate patent easements that are no longer required due to the proposed single-family development that provides private and public streets for access and drainage to the development which is a companion item to this vacation.

Vacation of Patent Easements

We are requesting to vacate a patent easement located on APN 176-24-801-002, recorded under OR1510:1469694.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Bangan".

Mark Bangan
Planning Department Manager

12/21/21 PC AGENDA SHEET

AMENDED BELCARRA
(TITLE 30)

RICHMAR AVE/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500176-MCCURDY DIANA & BRUCE:

TENTATIVE MAP consisting of 56 residential lots and common lots on a 6.6 acre portion of an approved single family residential development on 16.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Richmar Avenue, 300 feet west of Decatur Boulevard within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-24-801-002 through 176-24-801-004; 176-24-801-006; 176-24-801-007; 176-24-801-029 ptn

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5125 W. Richmar Avenue
- Site Acreage: 6.6 (Unit 2)/16.1 (overall)
- Number of Lots: 56 (Unit 2)/128 (overall)
- Density (du/ac): 8.4 (Unit 2)/7.9 (overall)
- Minimum/Maximum Lot Size (square feet): 3,301/4,524
- Project Type: Single family residential development

This application request is an amendment to a previously approved gated single family residential development on 16.1 acres consisting of 118 lots with a density of 7.3 dwelling units per acre. Plans have been slightly revised for Unit 2 which now depicts 56 single family lots and 5 common area lots on 6.6 acres. The developer acquired an additional parcel of land located near the northerly portion of the subdivision. The density of the Unit 2 area is 8.4 dwelling units per acre; however, the overall development is shown at 7.9 dwelling units per acre. Approximately the southern half of the overall development will not change from the approval of TM-21-500051.

The overall site has frontage along Richmar Avenue, Edmond Street, Gary Avenue, and Decatur Boulevard; however, none of the proposed lots will take access directly from any of these streets.

The plans depict the entrance to the subdivision is from Edmond Street on the west side of the site. Access to the lots within the development will be provided by 43 foot wide private streets that will have a 5 foot wide sidewalk on 1 side of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0204	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	July 2021
TM-21-500051	118 single family residential lots on 16.1 acres	Approved by BCC	July 2021
VS-21-0205	Vacation of easements and rights-of-way	Approved by BCC	July 2021

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac), Public Facilities & Commercial Neighborhood	R-E (RNP-I) & R-E	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac) & Residential High (from 8 to 18 du/ac)	R-E	Single family residential & undeveloped
East	Commercial Neighborhood & Business and Design/Research Park	R-E	Single family residential & undeveloped
West	Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
NZC-21-0621	Nonconforming zone change to reclassify the site to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-21-0622	Vacation of patent easements on a portion of the site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 19, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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

- Work with Public Works - Traffic Division for traffic calming solutions (including stop signs, crosswalks, etc.);
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Gary Avenue with a portion of an elbow at Hauck Street, 30 feet for Edmond Street, 30 feet for Richmar Avenue, 5 additional feet to the back of curb for Decatur Boulevard, and associated spandrels;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any necessary right-of-way and easements for the Decatur Boulevard 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 the Decatur Boulevard improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Decatur Boulevard improvement project;
- All other right-of-way and easement dedications to record with the subdivision map.
- 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.

Current Planning Division - Addressing

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

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0392-2020 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, INC
CONTACT: THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



TENTATIVE MAP APPLICATION 8A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500176</u>	DATE FILED: <u>10-21-21</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>12-1-21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Enterprise</u>	R-2
		PC MEETING DATE: <u>12-21-21</u>	RL & RS
		BCC MEETING DATE: <u>1-19-22</u>	JJ
		FEE: <u>\$750.00</u>	N2C-21-0204

PROPERTY OWNER	NAME: <u>KB Home Las Vegas, INC</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>702.226.8512</u> CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>KB Home Las Vegas, INC</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: _____
	E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, Inc.</u>
	ADDRESS: <u>3663 E. Sunset Road, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-801-003, 004, 006, 007, & 029

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Ave and S Decatur Blvd

TENTATIVE MAP NAME: Belcarra Amended

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.

	<u>Scott Bleazard</u>
Property Owner (Signature)*	Property Owner (Print)
STATE OF <u>Nevada</u>	
COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>August 12, 2021</u> (DATE)	Jordan Brooks Notary Public-State of Nevada Appointment No. 21-5216-01 My Appointment Expires 02-18-2025
By <u>Scott Bleazard, Vice President</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.

12/21/21 PC AGENDA SHEET

BARBER SHOP
(TITLE 30)

BLUE DIAMOND RD/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0627-HPT TA PROPERTIES TRUST:

USE PERMIT for personal services (barber shop) in conjunction with an existing truck stop on a portion of a 12.1 acre parcel in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the northeast corner of Blue Diamond Road and Dean Martin Drive within Enterprise. MN/al/jo (For possible action)

RELATED INFORMATION:

APN:

177-08-403-002 ptn

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 8050 Dean Martin Drive
- Site Acreage: 12.1 (portion)
- Project Type: Barber shop within an existing truck stop
- Number of Stories: 2
- Square Feet: 12,721 truck stop/187 barber shop
- Parking Required/Provided: 133/188

Site Plans

The plans show an existing truck stop (Travel Centers of America) on a 12.1 acre property. Access to the site is granted via existing commercial driveways along Blue Diamond Road and Dean Martin Drive. The facility consists of 4 main structures that are located on the western portion of the site. The structures include 2 canopies over fueling stations, 1 for cars and the other for semi-trucks, a service and repair building for semi-trucks, and the main travel center building. Parking for semi-trucks is located on the eastern portion of the site. The proposed barber shop is located on the second floor of the travel center building.

Landscaping

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

Elevations

No changes are being proposed to the exterior of the existing buildings. The canopies of the fueling stations have flat roofs supported by metal posts. The service and repair building is 1 story with a flat roof behind parapet walls and is painted in neutral colors. The travel center building is 2 stories with a flat roof behind parapet walls and is painted in earth tone and neutral colors.

Floor Plans

No changes are proposed to the interior of the existing buildings. The facility has an area of approximately 12,721 square feet, which includes restaurants, casino, convenience store, retail sales area, and offices. The proposed barber shop will be located in a 187 square foot office space located on the second floor of the travel center building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed barber shop will add another service for the truck driving community at the existing facility. Most drivers are on the premises for extended periods of time to rest and do not have transportation to leave the site to access services. The proposed barber shop will allow truck drivers the opportunity to receive professional grooming.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0846-16	Roof sign with an exterior remodel of a portion of an existing truck stop	Approved by PC	January 2017
WS-0677-15	Roof sign located above entrance to the Alamo Casino	Approved by PC	November 2015
ADR-0490-15	Liquid natural gas fueling facility	Approved by ZA	June 2015
UC-0340-11	On-premises consumption of alcohol	Approved by PC	September 2011
DR-1753-06	Accessory structure additions (IdleAire Truckstop Electrification)	Approved by PC	February 2007
UC-1840-98	Convenience store expansion	Approved by PC	December 1998
AC-007-88	Architectural supervision for a 2,000 square foot addition	Approved by PC	February 1988
ZC-122-69	Reclassified the site to M-D zoning for a truck service complex with motel, restaurant, service sales, and truck repair	Approved by BCC	February 1970

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Office Professional & Business Design/Research Park	M-D	Distribution center
South	Commercial Tourist	H-1	Silverton Resort Hotel
East	Commercial Tourist	H-1 & R-E	I 15 & undeveloped
West	Business Design/Research Park and	M-D	Motel & distribution center

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.

The site is developed as a travel center and truck stop and provides a variety of commercial services to the truck driving community. The proposed barber shop is a compatible use with the other services offered at this facility. The barber shop will utilize existing space within the travel center building and will not have an adverse effect on adjacent properties. Staff finds the proposed use to be appropriate for the location and supports this request.

Department of Aviation

The property lies within the AE-65 (65 - 70 DNL) noise contour for 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 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

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

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

Public Works - Development Review

- No comment.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised 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 owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- 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: ANGELA BEAL
CONTACT: ANGELA BEAL, PO BOX 33932, LAS VEGAS, NV 89133**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

9A

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 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-21-0627</u> DATE FILED: <u>10-25-21</u></p> <p>PLANNER ASSIGNED: <u>RI</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12-1-21</u></p> <p>PC MEETING DATE: <u>12-21-21</u></p> <p>BCC MEETING DATE: <u>—</u></p> <p>FEE: <u>6750⁰⁰</u></p>
	PROPERTY OWNER	<p>NAME: <u>HPT TA Properties Trust</u></p> <p>ADDRESS: <u>255 Washington Street, Suite 300</u></p> <p>CITY: <u>Newton</u> STATE: <u>MA</u> ZIP: <u>02458</u></p> <p>TELEPHONE: <u>617-796-8390</u> CELL: <u>—</u></p> <p>E-MAIL: <u>—</u></p>
	APPLICANT	<p>NAME: <u>ANGELA BEAL</u></p> <p>ADDRESS: <u>PO BOX 33932</u></p> <p>CITY: <u>LASVEGAS</u> STATE: <u>NV</u> ZIP: <u>89133</u></p> <p>TELEPHONE: <u>702-830-2443</u> CELL: <u>9096484427</u></p> <p>E-MAIL: <u>OASISBARBERPARLOR@GMAIL.COM</u> REF CONTACT ID #: <u>—</u></p>
	CORRESPONDENT	<p>NAME: <u>Same as Applicant</u></p> <p>ADDRESS: <u>—</u></p> <p>CITY: <u>—</u> STATE: <u>—</u> ZIP: <u>—</u></p> <p>TELEPHONE: <u>—</u> CELL: <u>—</u></p> <p>E-MAIL: <u>—</u> REF CONTACT ID #: <u>—</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177-08-403-002

PROPERTY ADDRESS and/or CROSS STREETS: 8050 DEAN MARTIN LV NV 89139

PROJECT DESCRIPTION: BARBER SERVICE

(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.

HPT TA Properties Trust

By: [Signature] Brian E. Donley, EVP, CFO and Treasurer

Property Owner (Signature)* Property Owner (Print)

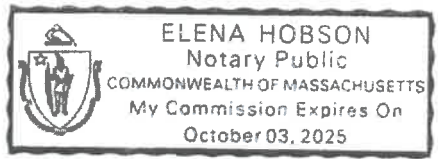
STATE OF Commonwealth of Massachusetts

COUNTY OF Middlesex

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

By Elena Hobson

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.

APR-21-100961

July 7,2021
Angela Beal
Oasis Barber Health and Wellness Parlor
PO Box 33932 LV, NV 89133

Clark County Department of Comprehensive Planning

Justification Letter for APR-21-100961

The following request should be approved because of the following description of use.

I am requesting a special condition permit to provide Barbering service in a 11x 17 sqft space currently located inside the TA Truck Stop which is in an industrial/commercial zone. The purpose of the special use permit is to add additional professional services for the truck driving community. Most of the drivers are on the premises for extended hours to rest and do not have transportation to access services. They are also away from home and spend countless hours delivering essential goods that keep our nations communities and families supplied with our everyday needs. Our desire and goal is to ensure that these essential workers are able and afforded the opportunity to receive services that some would not have the time due to demanding schedules to receive personal care. Services such as **Professional Grooming**: cutting and styling hair, shampooing, shaping and shaving beards, as well as other general grooming and skincare.

We are utilizing the existing facility that already has all the amenities needed to perform our services. We have no plans or request or requirements to do any construction or renovations that would require any permits or licenses.

We currently have completed application process for the Barber Board of Health and Sanitation.

12/21/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

BLUE DIAMOND RD/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0628-BLUE DIAMOND INDUSTRIAL VENTURE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and La Costa Canyon Court, and between Lindell Road and Jones Boulevard (alignment) within Enterprise (description on file). JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

176-13-410-007; 176-13-411-014; 176-24-111-003

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The development plans depict a 253,400 square foot distribution center consisting of 2 buildings centrally located on the site and oriented from north to south. The applicant is proposing to vacate a 60 foot wide privately maintained Clark County public drainage easement. The original easement was required for containment and conveyance of storm water within a privately maintained channel from the Union Pacific Railroad to the east through this property along the northern side of the Blue Diamond Road right-of-way. A large upstream portion of this drainage channel was abandoned in favor of a local detention basin. Several variable width drainage easements will be dedicated at the same time as the 60 foot easement is vacated.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0215	Distribution center, cross access, driveway	Approved by PC	July 2020
NZC-0388-16	Reclassified the site from M-D to C-2 zoning for a shopping center	Withdrawn at BCC	September 2016
ZC-1420-03	Reclassified the parcels to the north from R-E to M-D zoning with a design review for industrial buildings and waivers of conditions for the original zone change that included subject parcels	Approved by BCC	October 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1584-98	Reclassified the site from R-E to M-D zoning	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse
South	Commercial Neighborhood & Residential Suburban (up to 8 du/ac)	C-1 & H-2	Undeveloped
East	Business and Design/Research Park	M-D	Commercial & undeveloped
West	Business and Design/Research Park	M-D	Office/warehouse & undeveloped

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

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

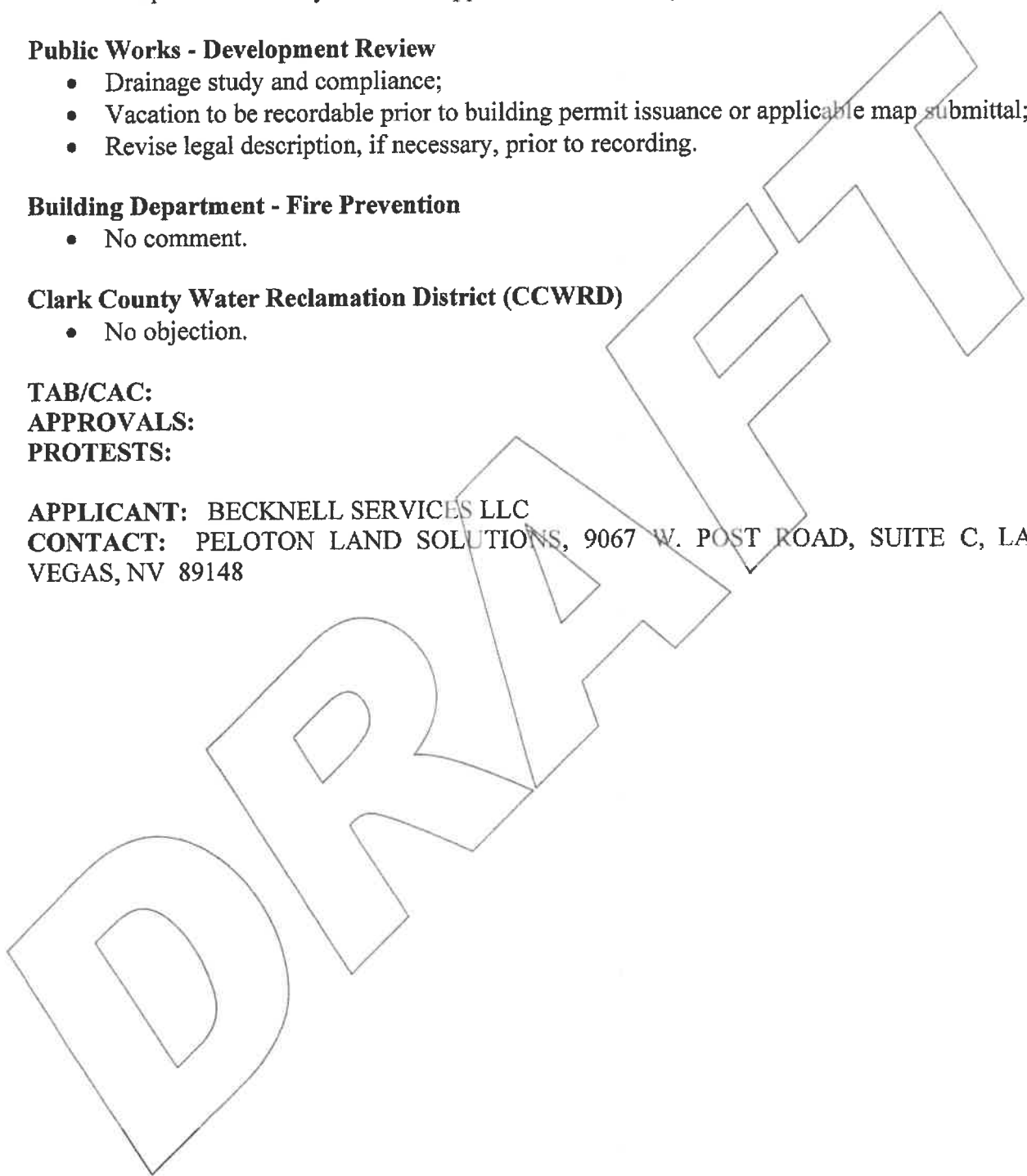
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BECKNELL SERVICES LLC

CONTACT: PELOTON LAND SOLUTIONS, 9067 W. POST ROAD, SUITE C, LAS VEGAS, NV 89148





VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

10A

APPLICATION TYPE	STAFF	DATE FILED: <u>10-25-2021</u>	APP. NUMBER: <u>VS-21-0628</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>BFB</u> ACCEPTED BY: <u>BFB</u> FEE: <u>875</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PFNA? Y/N _____	TAB/CAC <u>Enterprise</u> TAB/CAC DATE: <u>12-1</u> TIME: <u>6pm</u> PC MEETING DATE: <u>12-21-2021</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>M-D</u> PLANNED LAND USE: <u>BDRP</u>

PROPERTY OWNER	NAME: <u>Blue Diamond Industrial Venture LLC</u> ADDRESS: <u>2750 East 146th Street, Suite 200</u> CITY: <u>Carmel</u> STATE: <u>IN</u> ZIP: <u>46033</u> TELEPHONE: <u>(708) 443-9300</u> CELL: _____ E-MAIL: <u>kmills@BecknellIndustrial.com</u>
-----------------------	---

APPLICANT	NAME: <u>Becknell Services, LLC</u> ADDRESS: <u>120 E. Burlington Ave.</u> CITY: <u>La Grange</u> STATE: <u>IL</u> ZIP: <u>60525</u> TELEPHONE: <u>(708) 443-9300</u> CELL: _____ E-MAIL: <u>kmills@BecknellIndustrial.com</u> REF CONTACT ID #: _____
------------------	--

CORRESPONDENT	NAME: <u>Peloton Land Solutions, Inc.</u> ADDRESS: <u>9067 W. Post Road, Suite C</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 848-2800</u> CELL: <u>(775) 287-6887</u> E-MAIL: <u>Denny.Peters@PelotonLand.com</u> REF CONTACT ID #: <u>189237</u>
----------------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-13-411-014, 176-24-111-003, and 176-13-410-007

PROPERTY ADDRESS and/or CROSS STREETS: La Costa Canyon Ct. and 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.

J. Mark Shapland
 Property Owner (Signature)*

J. Mark Shapland
 Property Owner (Print)

STATE OF NEVADA IL
 COUNTY OF COOK
 SUBSCRIBED AND SWORN BEFORE ME ON 6/21/21 (DATE)
 By J. Mark Shapland
 NOTARY PUBLIC: [Signature]



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



LAS VEGAS OFFICE
9067 W. Post Rd., Suite C
Las Vegas, Nevada 89148
702.848.2800
pelotonland.com

June 25, 2021

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

VS-21-0628

RE: Justification Letter for Clark County Drainage Easement Vacation
Becknell Blue Diamond Industrial Development
APNs: 176-13-411-014, 176-13-410-007, and 176-24-111-003
Blue Diamond Road, Lindell Road, and La Costa Canyon Court
Clark County, NV

PLANNER
COPY

Dear County Planning Staff:

On behalf of Blue Diamond Industrial Venture LLC, please accept this justification letter in support of the enclosed Clark County Drainage Easement Vacation Application. The easement in question was dedicated to the County in 2004 by the master developer of the Blue Diamond Industrial Park as a public easement to be privately maintained per OR20040427:00575. The easement, in its original form, was necessary for containment and conveyance of storm waters within a private drainage channel that extended from the Union Pacific Railroad to the east through the Blue Diamond Industrial development and along the northern right-of-way of Blue Diamond Road (NDOT SR 160) to Lindell Road. Since 2004, a large upstream portion of this channel has been abandoned in favor of a local detention basin resulting in a significant flood flow rate reduction in the channel. With this current development, the remaining segment of this channel is being diverted to an existing NDOT roadside ditch along Blue Diamond Road as it enters the site from the west. With this channel diversion and with additional on-site drainage improvements within a private drainage easement being dedicated with this project, this 60-ft wide County easement is no longer needed across the subject site. There are no further segments of this easement to the east of the subject site. Figure 1 (below) shows the orientation and full extent of the original easement, the abandoned portion of the channel/easement (shown in purple), and the easement segment to be vacated with this application (shown in red).

The private drainage easement being dedicated for this project (County Surveying application SD21-990057) will be privately maintained and will cover the drainage improvements needed for the channel diversion, existing roadside ditch, and related on-site drainage appurtenances. This easement is shown in blue on the Vacation Site Plan included with this application; the County Easement to be vacated is shown in red on this same plan. In addition to the private drainage easement being dedicated, there are two existing NDOT drainage easements along Blue Diamond Road and Lindell Road that remain with this project. These easements are shown in green on the Vacation Site Plan.

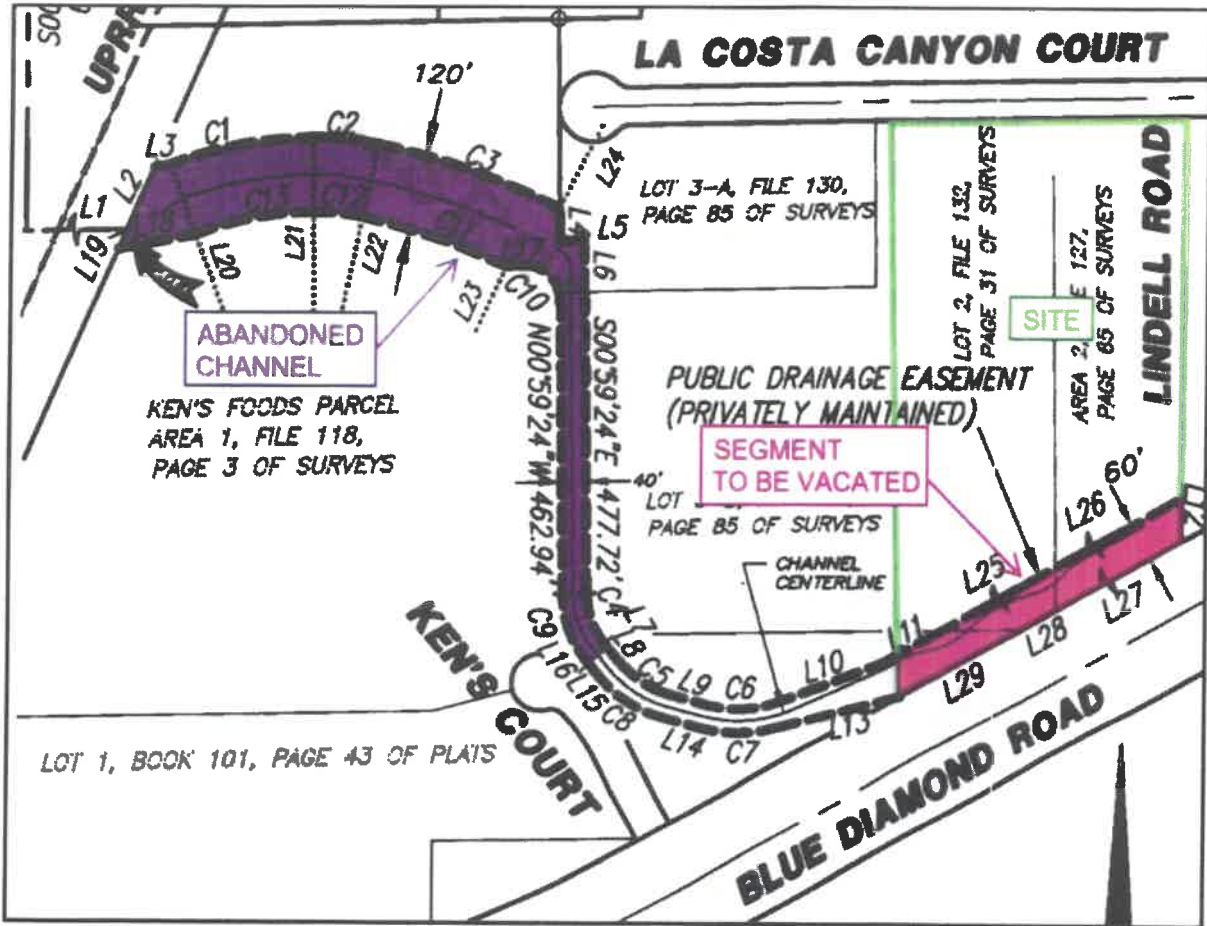


Figure 1. Easement OR20040427:00575

The vacation of this segment of the County drainage easement is a condition of the approved Technical Drainage Study for this project and will allow for the orderly development of the subject site. This vacation will not result in the impediment of regional, off-site local, or on-site storm waters and with the dedication of the new private drainage easement and perpetuation of the two existing NDOT drainage easements - this vacation presents no County drainage exposure or negative impacts to adjacent lands or property owners. Approval of this application will remove the segment of this original drainage easement traversing the subject parcels while leaving a portion of the original easement within the property to the west where a segment of the original drainage channel still functions.

Thank you for your consideration of this vacation application. Please do not hesitate to contact me at (702) 848-2800 if additional information or clarifications are required.

Most Respectfully,
Peloton Land Solutions Inc.

Denny Peters

Denny Peters, PE, PH
VP, Nevada Operations Manager

PLANNED
COPY

US-21-0620

12/21/21 PC AGENDA SHEET

WALL HEIGHT
(TITLE 30)

PLACID ST/WINDMILL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0626-OZAWA LAURA:

WAIVER OF DEVELOPMENT STANDARDS to permit a block wall within the front yard of a single family residence where a fence is permitted on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Placid Street, 440 feet south of Windmill Lane within Enterprise. MN/al/jo (For possible action)

RELATED INFORMATION:

APN:

177-16-501-022

WAIVER OF DEVELOPMENT STANDARDS:

Permit a 6 foot high block wall within the front yard of a single family residence where a fence is permitted per Table 30.64-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8181 Placid Street
- Site Acreage: 1.2
- Project Type: Block wall in front yard
- Wall/Fence Height (feet): 6

Site Plans

The plans show an existing single family residence on the eastern half of the lot. Records show the residence was constructed in 1980. At the time of construction, the parcel was a corner lot at the intersection of Placid Street and Mistral Avenue, which has since been vacated. The house was constructed facing south toward what was Mistral Avenue. With the vacation of Mistral Avenue in 2003, Placid Street became the front of the lot. The applicant is proposing to construct a 6 foot high block wall along a portion of Placid Street from the northeast corner of the residence to approximately 75 feet to the south rather than constructing a 6 foot high fence on the north side of the existing driveway.

Landscaping

No changes are proposed or required for this application.

Applicant's Justification

The applicant indicates that the residence was previously addressed off of Mistral Avenue, however Mistral Avenue was vacated making Placid Street the front of the property. The proposed wall is needed to improve the safety and security of the property. There is an undeveloped parcel to the west of the site and people cut through the property walking dogs, riding horses and driving. The proposed wall will help to eliminate this traffic.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established an RNP-I overlay district for portions of the Enterprise planning area	Approved by BCC	October 2005
VS-0423-03	Vacated easements and portions of Mistral Avenue	Approved by BCC	April 2003

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

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.

When the residence was constructed, the front of the property was to the south along what was Mistral Avenue, and Placid Street was the side street of a corner lot. From the street, the proposed wall will have the appearance of being along the side street property line. The vacation of Mistral Avenue changing the front of the lot to Placid Street is a unique circumstance for this parcel. There are homes to the south of this site which are side or rear to Placid Street. The proposed wall will be in character with the existing streetscape along Placid Street and will not have an adverse effect on the abutting developments; therefore, staff can support his 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

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OZAWA RESIDENCE

**CONTACT: AMANDA STALEY, INTEGRITY MASONRY, 5955 HAUCK ST, SUITE 101,
LAS VEGAS, NV 89118**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

11A

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) 4752 <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-21-0626</u> DATE FILED: <u>10-25-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12-1-21</u> PC MEETING DATE: <u>12-21-21</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$ 475⁰⁰</u>
	PROPERTY OWNER <input checked="" type="checkbox"/> NAME: <u>LAURA OZAWA</u> ADDRESS: <u>8181 PLACID STREET</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-361-7522</u> CELL: <u>702-340-1559</u> E-MAIL: <u>linoz@cox.net</u>
	APPLICANT <input checked="" type="checkbox"/> NAME: <u>DENNIS OZAWA</u> ADDRESS: <u>8181 PLACID STREET</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-361-7522</u> CELL: <u>702-340-3246</u> E-MAIL: <u>linoz@cox.net</u> REF CONTACT ID #: _____
	CORRESPONDENT <input checked="" type="checkbox"/> NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 17716501022

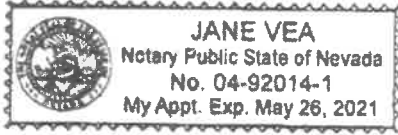
PROPERTY ADDRESS and/or CROSS STREETS: 8181 PLACID STREET LAS VEGAS, NV 89123

PROJECT DESCRIPTION: BLOCK WALL

(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.

Laura Ozawa Laura Ozawa
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 6, 2021 (DATE)
 By Laura Jean Ozawa
 NOTARY PUBLIC: Jane Vea



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

Justification Letter

WS-21-0626

To whom it may concern:

I am writing this letter of justification to obtain approval for a six-foot solid block wall to be installed on the side of my residence and then added a two-foot decorative wall to the six-foot wall. I currently live at 8181 Placid Street Las Vegas, NV 89123 but it was formerly addressed as 290 Mistral Avenue Las Vegas, NV 89123. The block wall is going to be built to add security and privacy. Our residence is facing south but the street, Placid Street, is on the east side of the residence. When the house was originally built in 1980, the address was 290 Mistral Avenue, and the street easement was given to the property in 2005 or 2006. So the front yard faces south and the east side which is the street side is on the side of the house. There is a dirt lot on the west side of the property and given the openness of the dirt lot and the asphalt in front of the residence, multiple vehicles, people walking dogs, horses continue to walk through our property.

- Area that vehicles drive through, people walk dogs and horses walk.



The block wall will add privacy and security to the property.

Sincerely,

Dennis Ozawa

12/21/21 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

KENNEDY HILL AVE/MONARCH GROVE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0640-KUHAR KELLY & BRIAN:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an addition to an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Kennedy Hill Avenue and the west side of Monarch Grove Street within Enterprise. JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

176-24-812-052

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side setback for an accessory structure to 2 feet where 5 feet is required per table 30.40-3 (a 60% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5321 Kennedy Hill Ave
- Site Acreage: 0.2
- Project Type: Accessory structure (covered cooking area)
- Number of Stories: 1
- Building Height (feet): 7

Site Plan

The existing accessory structure is located on the west interior side of the site. The accessory structure is set back 2 feet from the side property line. The existing single family residence is located near the northern portion of the property. The site is accessible from Kennedy Hill Avenue.

Landscaping

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

Elevations

The plans depict a 1 story, 7 foot high, covered cooking area. The accessory structure has a flat, corrugated metal roof that is supported by wooden beams.

Floor Plans

The plans show a covered cooking area that is not enclosed but open on both sides.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the covered cooking area increases the livability of the site especially in the harsh summer days. The applicant states that the cooking area is nearly invisible from the right-of-way, due to the added screening and lush overgrowth along the perimeter of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-17-0854	Modified street improvement standards in conjunction with an approved single family residential development	Approved by PC	November 2017
VS-15-0493	Vacated easements between Lindell Road and Edmond Street	Approved by PC	September 2015
ZC-15-0290	Reclassified 10.0 acres from R-E to R-2 zoning	Approved by BCC	June 2015

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE21-13018 is an active violation for an un-permitted structure.

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.

Staff finds that the reduction in the side setback is minimal and will not result in negative impacts to the surrounding area. 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.

Building Department - Fire Prevention

- No comment

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MORRIS E APANA
CONTACT: MORRIS APANA, 5321 KENNEDY HILL AVE, LAS VEGAS, NV 89139

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

12A

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>VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>NS-21-0640</u> DATE FILED: <u>10/27/2021</u></p> <p>PLANNER ASSIGNED: <u>JGH</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12/1/21</u></p> <p>PC MEETING DATE: <u>12/21/21</u> <u>6:00PM</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$1,950</u></p>
PROPERTY OWNER	<p>NAME: <u>Morris E Apana</u></p> <p>ADDRESS: <u>5321 Kennedy hill Ave</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u></p> <p>TELEPHONE: _____ CELL: <u>702-544-3429</u></p> <p>E-MAIL: <u>pops4_5_55@yahoo.com</u></p>	
APPLICANT	<p>NAME: <u>Morris E Apana</u></p> <p>ADDRESS: <u>5321 Kennedy hill Ave</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u></p> <p>TELEPHONE: _____ CELL: <u>702-544-3429</u></p> <p>E-MAIL: <u>pops4_5_55@yahoo.com</u> REF CONTACT ID #: _____</p>	
CORRESPONDENT	<p>NAME: _____</p> <p>ADDRESS: _____</p> <p>CITY: _____ STATE: _____ ZIP: _____</p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>	

ASSESSOR'S PARCEL NUMBER(S): 1176-24-812-052

PROPERTY ADDRESS and/or CROSS STREETS: 5321 Kennedy hill Ave. Las Vegas, NV 89139

PROJECT DESCRIPTION: Roof over BBQ unit

(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)*

Morris EHU Apana
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 10, 2021 (DATE)

By Morris EHU Apana

NOTARY PUBLIC: Jessica Szuran



*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.

WS-21-0640

This letter is to request a Waiver of Development Standards and Use Permit.

I received a notice of violation (CE21-08563) at my previous address, 5321 Kennedy Hill Ave. Las Vegas NV. 89139

- The outdoor BBQ unit were carefully constructed to enhance the residential livability of the property, while maintaining the character of the community. In addition to synchronizing with the character of the community, the intend was to centralize essential amenities within the property's space. Based on pool size and remaining property space, this selected location was the only viable area that would meet the functional requirements, while also ensuring alignment with neighborhood characteristics.
- The outdoor BBQ is constructed within the setback area set forth by the County. The unit is constructed with 2"x4", 4"x4" pressure treated lumber, 29-gauge corrugated steel roofing panels, metal hurricane clips, heavy strap ties, 14-gauge T straps at all corners and connections, concrete deck block. I am setback approximately 2" away from the wall. All materials is connected to the units counter. Housed within the unit's counter is a beverage cooler, and a hand washing station.
- The selection for the BBQ unit location chosen as it did not substantially impede the availability or safety of access by pedestrians. Access to the rear of the property was achieved by utilizing the left side of the property which provides an ADA compliant walk path from the front to the rear of the property.
- Water from the hand washing station is repurposed to water the surrounding vegetation, conserving natural resources and energy.
- The outdoor BBQ does not detract from the livability or appearance of the residential areas it is in the rear of the property and nearly invisible from the road, due to added screening and lush overgrowth along the perimeter of the property.

REVISED
10/27/21

PLANNER
COPY

12/21/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

NEAL AVE/PLACID ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0642-WILLIAM LYON HOMES INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards; and 2) reduce setbacks.

DESIGN REVIEW for a single family residential development on 2.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:

191-04-514-001 through 191-04-514-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Establish alternative yards for proposed single family residential lots where yards are established per Chapter 30.56.
2. Reduce the rear setback on Lots 2 and 3 to 12.5 feet where 15 feet is required per Table 30.42-2 (a 17% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 286, 288, and 296 Woodfield Court
- Site Acreage: 2.
- Number of Lots/Units: 3
- Density: 5.0
- Minimum/Maximum Lot Size (square feet) (gross): 4,026/10,106 square feet
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 16
- Square Feet: 1,805 to 2,045

Site Plans & History

The originally approved plans depict a 13 lot single family residential development. The project was re-designed to meet the current Code by providing a cul-de-sac bulb instead of the hammerhead design as previously approved, and as a result, the lot sizes have changed. The approved plans depict a single family residential development with a density of 5.0 dwelling units per acre. The lot sizes range from 4,026 square feet to 10,106 square feet (gross/net). The northern 3 lots adjacent to the R-D zoning and the 2 western lots adjacent to the R-E zoning are larger, ranging in size from 8,212 square feet to 10,106 square feet. The approved plans also depict 5 lots having direct access to Neal Avenue with the remaining 8 lots obtaining access from a 42 foot wide private street that intersects with Placid Street. The 42 foot wide cul-de-sac will have a 4 foot wide sidewalk on 1 side (north) of the street.

The requested waivers are for the establishment of an alternative yard for Lot 3 with the front door and garage door facing the side of the lot and not directly to the street. Lots 2 & 3 are the subject of a reduction in the rear yard setbacks to 12.5 feet, where 15 feet is required.

Landscaping

The plans depict 6 foot wide common lots for landscaping along Placid Street with an attached sidewalk. The proposed landscaping will include, but is not limited to, Desert Broom, Chinese Pistache, and Cliff Goldenbush. Landscaping is not a part of this request.

Elevations

The plans show model residences are 1 story with heights up to 16 feet. The residences will have pitched roofs with concrete tile roofing material. The front elevations will consist of stucco, brick or stone veneer, decorative metal railing, and architectural treatments around the doors and windows to enhance the elevations.

Floor Plan

The floor plan options for the residential home models will have a 2 car garage, kitchens, deluxe master bath, additional bedrooms, teen room, and a study room or a fireplace.

Signage

Signage is not a part of this request.

Applicant's Justification

The reduction is for the rear setbacks for Lots 2 & 3. The request to re-orient Lot 3 with an alternative front yard is a result of fronting onto a cul-de-sac that will affect the front yard of Lot 3. The east side of the lot will become the front yard and the west side of the lot will become the rear side. The conventional R-2 front, side, and rear yard setbacks will be in place with 20 feet to the front, 5 feet to the side, and 15 feet to the rear.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0585	Vacated and abandoned easements	Approved by PC	February 2021
ET-20-400098 (DR-18-0491)	First extension of time for a single family residential development with increased finished grade	Approved by BCC	October 2020
DR-18-0491	Single family residential development with increased grade	Approved by BCC	August 2018
TM-18-500116	13 single family lots and common lots on 2.1 acres	Approved by BCC	August 2018
ET-18-400024 (NZC-0579-13)	Second extension of time to reclassify 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2018
NZC-0579-13 (ET-0160-16)	First extension of time to reclassify 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	January 2017
NZC-0579-13	Reclassified 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	February 2014
ZC-0414-06 (WC-0154-06)	Waived conditions of the zone change for full off-site improvements (curb, gutter, sidewalk, and streetlights)	Approved by BCC	August 2006
VS-0427-06	Vacated government patent easements not necessary for development of the area - expired	Approved by BCC	May 2006
ZC-0414-06	Reclassified the site to an R-D zoning for a single family residential development	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-D	Single family residential
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Medium (3 to 14 du/ac)	R-2	Single family residential
West	Residential Low (up to 3.5 du/ac)	R-E	Single family residential & undeveloped

The subject site and surrounding area are 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

Staff finds that the alternative yard for Lot 3 will not have any adverse effects on the overall development including the traffic circulation patterns. The proposal to rotate the home 90 degrees to the east will allow the property to have a larger rear yard and the home can potentially have a better front yard aesthetic. Staff finds that the home will continue to meet the required setbacks and separations required by Code. Staff finds that this request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns; therefore, staff recommends approval of this request.

Waiver of Development Standards #2

Staff finds the request for reduction to rear setbacks to be minimal and will have little to no impact on the immediate neighborhood or surrounding area. Directly behind the proposed homes are single family residences that are zoned R-D, which are larger in size and have considerably larger back yards that will help buffer any impacts from these adjoining lots; therefore, staff can support this request.

Design Review

The design of the subdivision and the proposed residential model homes with different front facade options and architectural enhancements comply with Urban Specific Policy 43 of the Comprehensive Master Plan which encourages to promote projects that provide varied neighborhood design and/or innovative architecture such as varied rooflines, and/or varied architectural elements on all sides. Additionally, the proposed residential subdivision will provide a range of lot sizes with different size homes, complying with Land Use Goal 7 of the Comprehensive Master Plan which encourages providing housing alternatives to meet a range of lifestyle choices, and affordability levels; therefore, staff can support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Henderson Executive Airport, and is subject to potentially significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport 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

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

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is 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, and 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 homes purchased or soundproofed.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: ROSALINDA MEADOR-APARICIO

CONTACT: ROSALINDA MEADOR-APARICIO, TANEY ENGINEERING INC., 6030 SOUTH JONES BOULEVARD, LAS VEGAS, NV 89118



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

13A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-21-0642</u> DATE FILED: <u>10/27/21</u></p> <p>PLANNER ASSIGNED: <u>SWD</u></p> <p>TAB/CAC: <u>Enter Price</u> TAB/CAC DATE: <u>12/1/21</u></p> <p>PC MEETING DATE: <u>12/21/21</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$ 4,150</u></p>
	PROPERTY OWNER	<p>NAME: <u>William Lyon Homes, Inc.</u></p> <p>ADDRESS: <u>1980 Festival Plaza</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-853-7501</u> CELL: _____</p> <p>E-MAIL: <u>sswapp@taylormorrison.com</u></p>
	APPLICANT	<p>NAME: <u>William Lyon Homes, Inc.</u></p> <p>ADDRESS: <u>1980 Festival Plaza, Ste. 500</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-853-7501</u> CELL: _____</p> <p>E-MAIL: <u>sswapp@taylormorrison.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Taney Engineering / Shannon Cooper</u></p> <p>ADDRESS: <u>6030 South Jones Boulevard</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-362-8844</u> CELL: _____</p> <p>E-MAIL: <u>shannonc@taneycorp.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 191-04-514-001, -002, -003

PROPERTY ADDRESS and/or CROSS STREETS: 296, 288, 280 WOODSFIELD CT

PROJECT DESCRIPTION: Waiver of Development Standards for setbacks and alternative yard

(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.

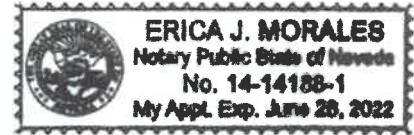
[Signature]
Property Owner (Signature)*

SCOTT SWAPP
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 12, 2021 (DATE)
By Scott Swapp

NOTARY PUBLIC: [Signature]



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



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

September 21, 2021

WLL-19-120

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

**Re: Silverleaf 1B (Neal & Placid) Area 2 – Lots 1-3, APN 191-04-514-001, -002, -003
Waiver of Development Standards & Design Review Request**

Dear Sir or Madam:

Taney Engineering on behalf of our client Taylor Morrison dba William Lyon Homes, would like to respectfully request a waiver of development standards for front and rear setbacks, and nonstandard orientation of a home, as well as a design review for the proposed new floorplan and elevations, so the new floor plan can be added to the proposed subdivision as described below.

This request is specifically for Lot 1, 296 Woodfield Court – APN 191-04-514-001, Lot 2, 288 Woodfield Court – APN 191-04-514-002 and Lot 3, 280 Woodfield Court – APN 191-04-514-003 of Neal & Placid AKA Silverleaf 1B subdivision.

The following are being requested in this application. We are proposing single-story homes in lieu of two-story homes on the referenced lots. These lots have oversized side yards, as a consideration in the rear yard reduction request.

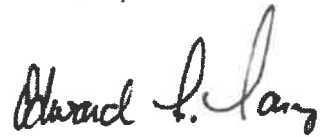
Waiver of title 30.40-6 (R-2) to reduce the minimum rear setback on lots 2 & 3 from 15 feet to 12.5 feet. Within the total 63.5 feet depth of the building, 2.4 feet of the building does not meet the required 15 feet setback. This is roughly 4% of the total depth of the building.

Waiver of title 30.56-5 to change the orientation of the building on lot 3 so the front door and garage faces the side of the lot and not directly toward the street. The portion of lot 3 fronting the interior cul-de-sac will become the side yard. The east side of the lot will become the front yard. The west side of the lot will become the rear side. The conventional R-2 front, side and rear yard setbacks will be in place (20 feet to front, 5 feet to side, 15 feet to rear).

Design Review for an additional floor plan (40A3) be reviewed and approved for Lot 3 only. This proposed plan is a single-story home with a maximum of 3615 total square footage, 3/4 bedrooms, 2 car garage, with a building height of 16'-2" to apex of roof, 9'-1" to eave of roof at edge of house.

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Edward F. Taney". The signature is written in a cursive style with a large, prominent initial 'E'.

Edward F. Taney, P.E.
President
TANEY ENGINEERING

12/22/21 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

HALEH AVE/ULLOM DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400165 (VS-0929-17)-PARAGON ILLUSTRIA, LLC:

VACATION AND ABANDONMENT SECOND EXTENSION OF TIME for easements of interest to Clark County located between Ullom Drive and Cameron Street, and between Haleh Avenue and Frias Avenue and a portion of right-of-way being Haleh Avenue located between Cameron Street and Ullom Drive and a portion of Ullom Drive located between Haleh Avenue and Frias Avenue within Enterprise. (description on file). JJ/bbjjo (For possible action)

RELATED INFORMATION:

APN:

177-30-301-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

The approved plans depicted the vacation and abandonment of 3 foot to 33 foot wide easements along all property lines of the parcel that comprise the project development site. Additionally, the original application included a request to vacate and abandon a 30 foot wide half street section of Haleh Avenue located east of Ullom Drive. Finally, the request included a 5 foot wide portion of Ullom Drive for the construction of a proposed detached sidewalk.

The applicant states that this extension of time will support the vacation of Haleh Avenue. The project improvement plans and final map are approved by Clark County and the vacation can record almost immediately after approval of this request. A companion item for an extension of time of the related zone change, ET-21-400168 (NVC-0925-17), is also being requested.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400030 (VS-0929-17):

Current Planning

- Until January 4, 2022 to record;
- 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for VS-0929-17:

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 this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

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

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400030 (VS-0929-17)	First extension of time for the vacation	Approved by BCC	May 2020
WC-19-400126 (NZN-0925-17)	Waiver of conditions for enhanced landscape buffers along perimeters and street frontages, design review as public hearing for future signage and lighting, northernmost gate to be egress only	Approved by BCC	November 2019
ZC-19-0741	Reclassified R-E to R-3 zoning, waivers to permit alternative driveway geometrics, design review for a single family residential, and streets to terminate with hammerhead cul-de-sacs	Approved by BCC	November 2019
TM-19-500193	53 residential lots	Approved by BCC	November 2019
DR-18-0518	Multiple family residential development on the eastern half of the site	Approved by BCC	September 2018
VS-0929-17	Original vacation request for easements and right-of-way	Approved by BCC	January 2018
NZN-0925-17	Reclassified to R-3 zoning for a multiple family residential development	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-2	Approved residential development
South	Residential High (8 to 18 du/ac) & Commercial General	R-E	Undeveloped
South & West	Residential High (8 to 18 du/ac) & Commercial General	R-3	Approved residential development

Related Application

Application Number	Request
ET-21-400168 (NZA-0925-17)	A first extension of time to reclassify from R-E to R-3 zoning for a multiple family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

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 January 3, 2024 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MAURICE SEEBECK

CONTACT: KEVIN BROSS, PARAGON LIFE BUILDERS, 6402 MCLEOD DRIVE, SUITE 5, LAS VEGAS, NV 89120

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

14A

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-17-0929</u>	STAFF	DATE FILED: <u>10-25-2021</u> PLANNER ASSIGNED: <u>BSS</u> ACCEPTED BY: <u>BSS</u> FEE: <u>300</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: <u>ET-21-400165</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12-1</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>12-22-2021</u> ZONE / AE / RNP: <u>R-3 ROI</u> PLANNED LAND USE: <u>RS</u>
---	-------	---	---

PROPERTY OWNER	NAME: <u>PARAGON ILLUSTIA, LLC</u> ADDRESS: <u>6402 MCLEOD DRIVE, UNIT 5</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: <u>702-277-0097</u> E-MAIL: <u>MO.SEEBECK@PARAGON.LIFE</u>
----------------	--

APPLICANT	NAME: <u>PARAGON ILLUSTRIA, LLC</u> ADDRESS: <u>6402 MCLEOD DRIVE, UNIT 5</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: <u>702-277-0097</u> E-MAIL: <u>MO.SEEBECK@PARAGON.LIFE</u> REF CONTACT ID #: _____
-----------	---

CORRESPONDENT	NAME: <u>IMPULSE CIVIL ENGINEERING</u> ADDRESS: <u>7485 West Azure Drive, Suite 226</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-815-0720</u> CELL: <u>702-308-7115</u> E-MAIL: <u>PLAAS@IMPULSECIVIL.NET</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 177-30-301-009

PROPERTY ADDRESS and/or CROSS STREETS: ULLOM DRIVE AND FRIAS AVENUE

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

Property Owner (Signature)* STATE OF NEVADA COUNTY OF <u>Colorado</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>September 27, 2021</u> (DATE) By <u>Joel H. Farkas</u> NOTARY PUBLIC: <u>Toni Serra</u>	Joel H Farkas 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.



September 28, 2021

Development Services Department
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

Subject: Justification Letter for Extension of Time Application

Project: VS-17-0929
APN: 177-30-301-009

To Whom It May Concern:

The developer of this subject project, Paragon Life Builders is requesting an Extension of Time for a previously approved Vacation Application (VS-17-0929).

SITE:

The plan for development is on a combined 5.23 gross acres and is located on both the east and west sides of Ullom Drive and is approximately 660 feet north of Frias Avenue.

On November 11, 2019 the Clark County Board of County Commissioners approved corresponding application numbers TM-19-500193, ZC-19-0741, and WC-19-400126. At that time there was an existing zone change (NZC-0925-17) and vacation, VS-0929-17, which is the subject of this request for an Extension of Time.

PROPOSED REQUEST:

The applicant is requesting an extension of VS-0929-17 in support of the vacation of the Haleh Avenue alignment which is in compliance with the site plans approved with TM-19-500193 and ZC-19-0741. The project Improvement Plans and Final Map are approved by Clark County and other supporting entities. Therefore, if this request for an Extension of Time is approved, the vacation can record almost immediately, and there will be no need for future extensions.

We are available at your convenience to answer any questions you may have or provide you with additional information. Thank you for your consideration of our request.

Respectfully submitted,

PARAGON LIFE BUILDERS

Kevin Bross, PE

Forward Planning Manager

P: (702) 625-2828

E: Kevin.Bross@Paragon.Life

ET-21-400165
PLANNER
COPY

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

HALEH AVE/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400168 (NZC-0925-17)-PARAGON ILLUSTRIA, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.7 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

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

Generally located on the south side of Haleh Avenue (alignment), the east side of Ullom Drive, and 500 feet east of Decatur Boulevard within Enterprise (description on file). Jj/sd/jo (For possible action)

RELATED INFORMATION:

APN:

177-30-301-009; 177-30-301-008; 177-30-301-014

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of proposed multiple family residential buildings to 43 feet where 35 feet is the standard per Table 30.40-3 (a 23% increase).

DESIGN REVIEWS:

1. Proposed multiple family residential development.
2. Increase finished grade for a proposed multiple family residential development to 96 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 433% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.7
- Number of Units: 44
- Density: 15.9
- Project Type: Multiple family residential development

- Number of Stories: 3 (multiple family buildings)/1 (office & pool house)
- Building Height (feet): 43 (multiple family buildings)/18 (office & pool house)
- Open Space Required/Provided: 8,800 square feet/37,903 square feet
- Parking Required/Provided: 80/88

Site Plans

The approved plans depict a proposed multiple family residential development consisting of 44 units distributed among 2 buildings on 2.7 acres for a density of 15.9 dwelling unit per acre. The 2 buildings are connected to visually form 1 "L" shaped building with 1 portion perpendicular to Ullom Drive and the other portion parallel to the street. The buildings are arranged around a courtyard which create a pocket of common open space. There are 2 larger useable common areas with a pool and a centrally located clubhouse with an office. The plans depict 1 main gated access from Ullom Drive and 1 exit gate also on Ullom Drive.

The plans depict a total of 88 parking spaces distributed throughout the site and consisting of surface parking spaces with most of the spaces planned to have carports. The proposed site complies with all current provisions for required parking and a commensurate number of parking for visitors. The buildings comply with single family adjacency standards required by Title 30. The plans depict a rise in topography in the center of the site which falls 8 feet towards the south and east of the site; therefore, the site will need to be graded to level out the lot.

Landscaping

The approved plans depict a proposed site with enhanced landscaping that ranges between 10 feet to 20 foot wide landscape and open space buffers along all property lines. The streetscape along Ullom Drive will consist of 15 feet of landscaping with a proposed detached sidewalk. Parking lot landscaping complies with Title 30 and is equitably distributed throughout the site. All property lines adjacent to planned residential uses depict a minimum 10 foot wide intense landscape buffer consistent with Figure 30.64-12. The plans depict a total of 37,903 square feet of open space and distributed throughout the development and consists of the following: 1) passive common areas around the building areas; 2) pool and spa area; 3) BBQ and picnic area; 4) landscape areas throughout the entire site that connect passive and active recreation areas; and 5) indoor amenities with clubhouse and recreation building consisting of a gym.

Elevations

The approved plans depict 2 buildings that are 3 story with a maximum height of 43 feet. The increase in height is solely for enhanced architectural features. The clubhouse is depicted at a height of 18 feet. All buildings, including the clubhouse, consist of stucco with vertical and horizontal articulation with additional facade relief on select portions of the horizontal planes consisting of siding and trim elements.

Floor Plans

The approved plans show a mix of 1 and 2 bedroom units with the following distribution: 1) 12, one bedroom units; and 2) 32, two bedroom units.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-0925-17:

Current Planning

- A resolution of intent to complete in 3 years;
- Enhanced landscape buffers along the perimeters and street frontages, and pedestrian access gates, as shown per plans;
- Design review as a public hearing for significant changes to plans;
- Design review as a public hearing for future signage and lighting;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must be completed within the time specified 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 60 feet for Ullom Drive.
- 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.

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 #0340-2019 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

Plan processing started again in early 2021 after a pause due to the onset of the COVID-19 pandemic. The technical drainage study has been approved. The Phase 1 civil improvement plans, and Phase 1 final map have been approved to mylar. Water fees are being coordinated with the owner before final signatures on the plans and recordation of the map can occur. The civil improvement plans for Phases 2 and 3 are awaiting final approval and the Phase 2 and 3 final maps are being backchecked prior to submitting for agency review. Phases 2 and 3 cannot begin development until nearby drainage facility construction is substantially complete.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400030 (VS-0929-17)	First extension of time for the vacation	Approved by BCC	May 2020
WC-19-400126 (Nzc-0925-17)	Waiver of conditions for enhanced landscape buffers along perimeters and street frontages, design review as public hearing for future signage and lighting, and northernmost gate to be egress only	Approved by BCC	November 2019
ZC-19-0741	Reclassified from R-E to R-3 zoning, waiver to permit alternative driveway geometrics, design review for a single family residential, and streets to terminate with hammerhead cul-de-sacs	Approved by BCC	November 2019
TM-19-500193	53 residential lots	Approved by BCC	November 2019
DR-18-0518	Multiple family residential development on the eastern half of the site	Approved by BCC	September 2018
Nzc-0925-17	Reclassified the eastern half of the site to an R-3 zoning for a multiple family residential development	Approved by BCC	January 2018
VS-0929-17	Vacated and abandoned easements and portions of rights-of-way being Haleh Avenue & Ullom Drive	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-2	Approved residential
South	Residential High (8 to 18 du/ac) & Commercial General	C-2 & R-E	Mini-warehouse facility & undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
West	Residential High (8 to 18 du/ac)	R-E	Undeveloped

Related Application

Application Number	Request
ET-21-400165 (VS-0929-17)	A first extension of time for a vacation of 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

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.

Review of County’s records show the applicant has submitted a drainage study (PW19-17189), which was approved, and subdivision map submission (MSM-21-500182 & MSM-21-500184) are under review. Staff can support this request for an extension of time as the applicant has made progress in developing the project. Staff can support this request.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until January 3, 2024 to complete;
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MAURICE SEEBECK

CONTACT: KEVIN BROSS, PARAGON LIFE BUILDERS, 6402 MCLEOD DRIVE, SUITE 5, LAS VEGAS, NV 89120

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

15A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET) NVC-17-0925 _____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>Et-21-400/68</u> DATE FILED: <u>10/26/21</u></p> <p>PLANNER ASSIGNED: <u>SWD</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12/1/21</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>12/22/21</u></p> <p>FEE: <u>\$ 300</u></p>
	PROPERTY OWNER	<p>NAME: <u>PARAGON ILLUSTIA, LLC</u></p> <p>ADDRESS: <u>6402 MCLEOD DRIVE, UNIT 5</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u></p> <p>TELEPHONE: <u>702-988-0978</u> CELL: <u>702-277-0097</u></p> <p>E-MAIL: <u>MO.SEEBECK@PARAGON.LIFE</u></p>
	APPLICANT	<p>NAME: <u>PARAGON ILLUSTIA, LLC</u></p> <p>ADDRESS: <u>6402 MCLEOD DRIVE, UNIT 5</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u></p> <p>TELEPHONE: <u>702-988-0978</u> CELL: <u>702-277-0097</u></p> <p>E-MAIL: <u>MO.SEEBECK@PARAGON.LIFE</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>IMPULSE CIVIL ENGINEERING</u></p> <p>ADDRESS: <u>7485 West Azure Drive, Suite 226</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u></p> <p>TELEPHONE: <u>702-815-0720</u> CELL: <u>702-308-7115</u></p> <p>E-MAIL: <u>PLAAS@IMPULSECIVIL.NET</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-30-301-009

PROPERTY ADDRESS and/or CROSS STREETS: ULLOM DRIVE AND FRIAS AVENUE

PROJECT DESCRIPTION: EXTENSION OF TIME REQUEST TO CHANGE THE ZONING FROM RE TO R3; 53 LOT SFR SUBDIVISION

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

Joel H Farkas Manager JOEL H FARKAS
 Property Owner (Signature)* Property Owner (Print)

STATE OF Colorado
 COUNTY OF Arapahoe
 SUBSCRIBED AND SWORN BEFORE ME ON September 27, 2021 (DATE)
 By Joel H. Farkas
 NOTARY PUBLIC: Toni Serra



*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 28, 2021

Development Services Department
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

ET-21-400168

Subject: Justification Letter for an Extension of Time for NZC-0925-17

Project: Paragon Illustria
APN: 177-30-301-009

Paragon Life Builders, on behalf of the owner Paragon Illustria, LLC, hereby requests consideration for an Extension of Time for the above referenced entitlement package.

PROJECT DESCRIPTION

Project Site:

The project site is planned for development of Paragon Illustria (TM-19-00193). The total community size is 5.23 gross acres and is located on both the east and west sides of Ullom Drive approximately 330 feet north of Frias Avenue. It is currently zoned R-3, a portion of which is under a Resolution of Intent (ROI-0925-17). The overall site is bordered to the southwest by an existing mini-storage facility. All other properties that are adjacent to this planned community are currently undeveloped, except for some rough grading taking place on the parcels to the north.

The east half of the property was originally entitled by a previously abandoned development plan. While NZC-0925-17 was approved for that previous development application, it was later included as part of the Paragon Illustria approval.

Proposed Development:

The Paragon Illustria single-family development was approved for fifty-three (53) homes. The approved density is 10.1 units per gross acre.

Access to the development will be provided from Ullom Drive with connections at Frias Avenue to the south and Pyle Avenue to the north. Public street improvements will be provided by the developer as a condition of entitlement and plan approval.

EXTENSION OF TIME

Plan processing started again in early 2021 after a pause due to the onset of COVID-19. The technical drainage study has been approved. The phase 1 civil improvement plans and phase 1 final map have been approved to mylar. Water fees are being coordinated with the owner before final signatures on the plans and recordation of the map can occur. The civil improvement plans for phases 2 and 3 are awaiting final approval and the phase 2 and 3 final



maps are being backchecked prior to submitting for agency review. Phases 2 and 3 cannot begin development until nearby drainage facility construction is substantially complete. In support of the development intentions for this planned community, review and consideration of an Extension of Time for the current entitlement package (identified as NZC-0925-17) is hereby requested.

We are available at your convenience to answer any questions you may have or to provide you additional information. Thank you for your consideration of our requests.

Respectfully,

PARAGON LIFE BUILDERS

Kevin Bross, PE

Forward Planning Manager

P: (702) 625-2828

E: Kevin.Bross@Paragon.Life

12/22/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

ULLOM DR/FRIAS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400167 (VS-19-0756)-PARAGON ILLUSTRIA, LLC:

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

RELATED INFORMATION:

APN:

177-30-301-008; 177-30-301-014

LAND USE PLAN:

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

The plans show an approved vacation and abandonment of easements in relation to a proposed single family residential development. The request is to vacate government patent easements that the applicant states are not needed for the development of the area. Any required rights-of-way or easements will be provided with a future subdivision map for the development.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0756:

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

Applicant's Justification

The applicant states the request for an extension of time is because the vacation (VS-19-0756) conflicts with the proposed site plan per TM-19-500193. The request is to allow for more time for recordation.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0514	Vacated and abandoned right-of-way being Pyle Avenue and portion of right-of-way being Decatur Boulevard and portion of right-of-way on Haleh Avenue	Approved by BCC	January 2021
VS-19-0756	Vacated and abandoned easements	Approved by BCC	November 2019
ZC-19-0741	Reclassified 2.5 acres from R-E to R-3 zoning, waivers for alternative driveway geometrics, design review for a single family residential development, and permit streets to terminate with hammerhead cul-de-sacs	Approved by BCC	November 2019
TM-19-500193	53 single family residential lots and common lots on 5 acres	Approved by BCC	November 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	RUD	Undeveloped
South	Residential High (8 to 18 du/ac) & Commercial General	C-2	Mini-warehouse facility & undeveloped
East	Residential Suburban (up to 8 du/ac)	R-3	Undeveloped
West	Residential High (8 to 18 du/ac)	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 22, 2023 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions;
- 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 any required right-of-way dedications and any corresponding easements for the Silverado Ranch Detention Basin improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for Silverado Ranch Detention Basin improvement project.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MAURICE SEEBECK

CONTACT: KEVIN BROSS, PARAGON LIFE BUILDERS, 6402 MCLEOD DRIVE, SUITE 5, LAS VEGAS, NV 89120



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

16A

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-19-0756</u>	STAFF	DATE FILED: <u>10/26/21</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>9300</u> CHECK #: <u> </u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u> </u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>E-21-400167</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12/1</u> TIME: <u>6PM</u> PC MEETING DATE: <u> </u> BCC MTG DATE: <u>12/22/21</u> ZONE / AE / RNP: <u>E-2</u> PLANNED LAND USE: <u>R-14</u>
---	--------------	--	--

PROPERTY OWNER	NAME: <u>PARAGON ILLUSTIA, LLC</u> ADDRESS: <u>6402 MCLEOD DRIVE, UNIT 1</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: <u>702-277-0097</u> E-MAIL: <u>MO.SEEBECK@PARARGON.LIFE</u>
-----------------------	---

APPLICANT	NAME: <u>PARAGON ILLUSTRIA, LLC</u> ADDRESS: <u>6402 MCLEOD DRIVE, UNIT 1</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: <u>702-277-0097</u> E-MAIL: <u>MO.SEEBECK@PARARGON.LIFE</u> REF CONTACT ID #: <u> </u>
------------------	--

CORRESPONDENT	NAME: <u>IMPULSE CIVIL ENGINEERING</u> ADDRESS: <u>7485 West Azure Drive, Suite 226</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-815-0720</u> CELL: <u>702-308-7115</u> E-MAIL: <u>PLAAS@IMPULSECIVIL.NET</u> REF CONTACT ID #: <u> </u>
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 177-30-301-008 and 177-30-301-014

PROPERTY ADDRESS and/or CROSS STREETS: ULLOM DRIVE AND FRIAS AVENUE

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

 _____ Property Owner (Signature)* <small>STATE OF NEVADA</small> <small>COUNTY OF <u>Denver</u></small> SUBSCRIBED AND SWORN BEFORE ME ON <u>September 22nd 2021</u> (DATE) By <u>Victoria Greene</u> <small>NOTARY PUBLIC:</small> <u>V. Greene</u>	 _____ Property Owner (Print) <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> VICTORIA L. GREENE NOTARY PUBLIC - STATE OF COLORADO Notary ID #20214002808 My Commission Expires 1/21/2025 </div>
---	--

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

Page 1 of 2



ET-21-400167

September 27, 2021

Development Services Department
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

Subject: Justification Letter for Extension of Time Application

Project: VS-19-0756
APN: 177-30-301-008 & 177-30-301-014

To Whom It May Concern:

The developer of this subject project, Paragon Life Builders is requesting an Extension of Time for a previously approved Vacation Application (VS-19-0756).

SITE:

The plan for development is on a combined 5.23 gross acres and is located on both the east and west sides of Ullom Drive and is approximately 660 feet north of Frias Avenue.

The original vacation was approved on November 6, 2019 by the Clark County Board of County Commissioners. Additional application numbers related to this project include TM-19-500193, ZC-19-0741, NZC-17-0925, VS-17-0929 and WC-19-400126.

PROPOSED REQUEST:

The applicant is requesting an extension of VS-19-0756 in support of the vacation of the BLM Patent Easement (#1211295) that conflicts with the proposed site plan per TM-19-500193. The project Improvement Plans and Final Map are approved by Clark County and other supporting entities. Therefore, if this request for an Extension of Time is approved, the vacation can record almost immediately, and there will be no need for future extensions.

We are available at your convenience to answer any questions you may have or provide you with additional information. Thank you for your consideration of our request.

Respectfully submitted,

PARAGON LIFE BUILDERS

Kevin Bross, PE
Forward Planning Manager
P: (702) 625-2828
E: Kevin.Bross@Paragon.Life

12/22/21 BCC AGENDA SHEET

EMERGENCY CARE FACILITY
(TITLE 30)

BLUE DIAMOND RD/EL CAPITAN WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400169 (UC-18-0780)-SOUTHERN HILLS MEDICAL CENTER, LLC:

USE PERMIT FIRST EXTENSION OF TIME for an emergency medical care facility.
DESIGN REVIEWS for the following: 1) proposed emergency medical care facility; and 2) finished grade on a portion of an approved shopping center on 4.5 acres in a C-2 (General Commercial) Zone.

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

RELATED INFORMATION:

APN:

176-20-215-004 ptn

DESIGN REVIEWS:

1. An emergency medical care facility.
2. Increase the finished grade for an emergency medical care facility to 62 inches where a maximum of 18 inches is the standard per Section 30.32.030 (a 244% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.5 (portion)
- Project Type: Emergency care facility
- Number of Stories: 1
- Building Height (feet): Up to 26
- Square Feet: 10,840
- Parking Required/Provided: 141/141

History & Site Plan

The approved plans depict a 10,840 square foot emergency care facility located on the western half of the subject site. The building fronts Blue Diamond Road and is approximately 480 feet west of El Capitan Way.

The site has access to both Blue Diamond Road and El Capitan Way. The plans show 2 porte-cocheres for emergency and ambulance entries located on the east and west sides of the building. A trash enclosure, generator, and fuel tank are shown on the southwest corner of the building. Parking spaces are shown on the east, north, northwest, and south sides of the building with bicycle stalls shown on the west side close to the east entrance. The required shared cross access with the parcel to the west is provided on the northwest corner of the subject site. A drainage easement is located along Blue Diamond Road and a swale is located on the south side of the building adjacent to the existing 6 foot high retaining wall. The plans also show a 24 foot wide driveway on the west and north sides of the building. This application included a request to increase finished grade of the proposed building to 62 inches where 18 inches is the standard.

Landscaping

The approved plans depict a 30 foot wide landscape area with a 5 foot wide detached sidewalk along Blue Diamond Road and a 25 foot wide landscape area adjacent to an existing attached sidewalk along El Capitan Way. An approximate 30 foot wide intense landscape area with 36 inch box trees per Figure 30.64-12 is shown along the south property line. A 10 foot wide landscape area is located along the west property line. Interior parking lot trees are distributed throughout the site. Landscape materials include trees, shrubs, and groundcover such as Prostrate Acacia, Japanese Boxwood, Compact Jojoba, Texas Ranger species, Firethorn, Pink Lady and Agelita Daisy.

Elevations

The approved plans depict a 1 story building that has a contemporary architectural style with varying rooflines from 14 feet to 26 feet high on the portions of the building that screen the mechanical equipment. The lowest building elevations are the two, 14 foot high porte-cocheres over the emergency and ambulance entries to the building. Building materials include sandblasted stucco finishes, painted white with contrasting and complimentary colors as accents. The building has architectural features/enhancements such as pop-outs and brick veneer bands along portions of the sides and bottoms on all elevations of the building. The porte-cocheres consist of pre-finished metal canopy and similar design features as main portions of the building. Glass and metal storefront windows and doors are shown on all elevations of the building.

Floor Plans

The approved plans depict a 10,840 square foot emergency medical care facility consisting of exam rooms, offices, a laboratory, resuscitation room, equipment storage areas, reception area, nurse stations, CT scan and X-ray rooms, staff breakroom and lounges, mechanical equipment room, and restrooms.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0780:

Current Planning

- Design review as public hearing for signage and lighting;
- Switch off ambulance sirens when approaching the facility;
- Landscaping per plans submitted on file;

- Generator testing limited to between 8:00 a.m. and 5:00 p.m. except when an emergency exists which would have no limitations;
- 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;
- 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;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works - Development Review Division;
- Right-of-way dedication to include the corner spandrel, if required by Clark County or NDOT;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- 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 #0423-2018 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 operates the Southern Hills Medical Center, LLC and has been dealing with the increased number of patients and challenges associated with the COVID-19 pandemic for the last 20 months. The development of the proposed emergency care center was directly impacted by and delayed because of the pandemic and associated priorities placed on dealing with the emergency. The applicant will submit technical studies and a building permit within 6 months of approval of this request for an extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0780	Emergency care facility and increased finished grade	Approved by BCC	December 2018
VS-0464-17	Vacated and abandoned a 5 foot easement of interest to Clark County	Approved by PC	July 2017
UC-0117-17	Reduced the separation for a proposed convenience store to a residential use, and waived alternative landscaping with a design review	Approved by BCC	April 2017
ZC-0051-16	Reclassified the site from H-2 to C-2 zoning for a proposed shopping center	Approved by BCC	March 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	H-2	Undeveloped
South	Residential Medium (3 to 14 du/ac)	RUD	Single family residential
East	Commercial General	C-2	Undeveloped
West	Commercial General	R-4	Senior housing

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 finds that no technical studies or permits have been submitted for the emergency medical facility. However, staff has no practical issue with the request and can support the extension of time as there have been no changes in the area.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 5, 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: SOUTHERN HILLS MEDICAL CENTER, LLC

CONTACT: CASSANDRA WORRELL, 520 S FOURTH STREET, LAS VEGAS, NV 89101



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

17A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-18-0780 (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>ET-21-400169</u> DATE FILED: <u>10-26-2021</u></p> <p>PLANNER ASSIGNED: <u>BSS</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12-1-2021</u> 6 p.m.</p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>12-22-2021</u></p> <p>FEE: <u>300</u></p>
	PROPERTY OWNER	<p>NAME: <u>Southern Hills Medical Center, LLC</u></p> <p>ADDRESS: <u>One Park Plaza</u></p> <p>CITY: <u>Nashville</u> STATE: <u>TN</u> ZIP: <u>37203</u></p> <p>TELEPHONE: <u>702-916-9000</u> CELL: <u>N/A</u></p> <p>E-MAIL: <u>Alexis.Mussi@hcahealthcare.com</u></p>
	APPLICANT	<p>NAME: <u>Southern Hills Medical Center, LLC</u></p> <p>ADDRESS: <u>One Park Plaza</u></p> <p>CITY: <u>Nashville</u> STATE: <u>TN</u> ZIP: <u>37203</u></p> <p>TELEPHONE: <u>702-916-9000</u> CELL: <u>N/A</u></p> <p>E-MAIL: <u>Alexis.Mussi@hcahealthcare.com</u> REF CONTACT ID #: <u>N/A</u></p>
	CORRESPONDENT	<p>NAME: <u>Jay Brown/Lebene Ohene</u></p> <p>ADDRESS: <u>520 South Fourth Street</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u></p> <p>TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u></p> <p>E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-20-215-004

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

PROJECT DESCRIPTION: Extension of Time for a previously approved Emergency Care Facility (UC-18-0780)

(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.

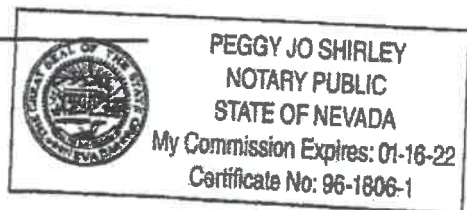
Alexis Mussi
Property Owner (Signature)*

Alexis Mussi
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/28/2021 (DATE)

By Alexis Mussi
NOTARY PUBLIC: Peggy Jo Shirley



*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.

LAW OFFICE

Brown, Brown & Premisrirut

JAY H. BROWN
DAVID T. BROWN
PLUCY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSIMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

October 15, 2021

Clark County Comprehensive Planning Department
500 Grand Central Parkway
P.O. Box 551744
Las Vegas Nevada, 89155-1744

RE: Justification Letter (Revised-1) - Extension of Time – (UC-18-0780)

**Project Name: - Southern Hills Hospital Emergency Medical Care Facility Blue Diamond -
FSER (Blue Diamond Road and El Capitan Way)**

Assessor's Parcel #: 176-20-215-004

To Whom it May Concern,

On behalf of our client, Southern Hills Medical Center, LLC please accept this letter for a request for an extension of time on (UC-18-0780), for an approved-on emergency care facility on 1.6 acres in a C-2 zone. The project is located south of Blue Diamond Road and the east side of El Capitan Way.

The application was originally approved by the Clark County Commissioners on December 18, 2018, and expired on December 5, 2020, due to extenuating circumstances. Over the past 18 months, the Southern Hills Hospital and Medical Center has been overwhelmed with the COVID pandemic resulting in oversight for the need to extend the land use application for the approved Emergency Medical Facility on Blue Diamond Road and El Capitan Way. The Southern Hills Hospital and Medical Center has cared for over 3,263 COVID positive patients while undergoing numerous challenges including staffing shortages, but has, however, remained vigilant in providing the best care possible for all patients and the community at large. Please see the attached for the letter for a request to allow the submittal of the application and the email allowing the submittal of the request. **The Applicant intends to submit the technical studies and building permit within (six) 6 months of approval of the requested extension of time.**

We appreciate your review and approval of the application as requested. Please contact me if you have questions or concerns with the application.

**PLANNER
COPY**

ET-21-400169

LAW OFFICE

Brown, Brown & Premsrirut

(AN ASSOCIATION OF PROFESSIONAL CORPORATIONS)

Sincerely,

BROWN, BROWN & PREMSRIRUT

Ebene Ohene
Ebene Ohene
Land Use and Development Consultant

PLANNING
COPY

ET-21-400169

12/22/21 BCC AGENDA SHEET

INCREASE FINISHED GRADE
(TITLE 30)

OLETA AVE/DUNEVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0553-ROOHANI, RAMAK:

WAIVER OF DEVELOPMENT STANDARDS to increase the retaining wall height.
DESIGN REVIEWS for the following: 1) single family residences; and 2) finished grade in conjunction with a previously approved single family residential development on 5.0 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

176-24-201-048; 176-24-201-049

WAIVERS OF DEVELOPMENT STANDARDS:

Increase the retaining wall height to 6 feet where 3 feet is the maximum height permitted per Chapter 30.64 (a 100% increase).

DESIGN REVIEWS:

1. Single family residences (4 models replacing previously approved models).
2. Increase finished grade to 72 inches (6 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 16
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 9,675/11,835 (gross)/8,212/10,418 (net)
- Project Type: Single family residential

- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 2,200 to 2,530

Site Plan

The site was previously reclassified from R-E to R-1 zoning via NZC-0274-17 with a companion tentative map TM-0058-17. The site was approved for 16 single family residential lots that is bisected by the dedication of Duneville Street with R-1 zoning on the east and west sides of Duneville Street. The lots will have access from a 42 foot wide private street, which includes a sidewalk on 1 side of the street. The 2 private streets, each with 8 lots terminating in a hammerhead, will have access from Oleta Avenue. The hammerhead design was previously approved with NZC-0274-17 and a first extension of time was approved in December 2020.

The submitted plans show the finished grade to a maximum of 72 inches (6 feet) along the easternmost portion of the development, along property lines of Lots 13 through 16. The provided cross-sections also show that the center portions of Lots 5 through 8 (west of Duneville Street) range from 3.5 to 4 feet of increase finished grade; however, there is a high point of finished grade up to 5 feet on the easternmost portion of Lot 7.

In addition, the applicant is also requesting to increase the retaining wall height to a maximum of 6 feet along the easternmost property line of Lots 13 through 16 and the eastern portion of Lot 7 (west of Duneville Street). In between Lots 14 and 15 there is a proposed 5 foot wide drainage easement which runs west to east and connects to an existing 5 foot wide private drainage easement that is on the westernmost property lines of an existing development (Arlington Point per Plat Book (PB) 153-28). The plans also show a 5 foot wide drainage easement proposed along the western property lines of Lots 1 through 4.

Landscaping

The submitted plans depict a 6 foot wide landscape area with attached sidewalk along Oleta Avenue and Duneville Street. The landscape area is a designated easement on the lots adjacent to the streets. The landscape plans show 24 inch box trees and 5 gallon shrubs.

Elevations

The new 1 story home designs include a maximum height of 23 feet. The single story homes include stucco walls, a varying roof height design, stucco pop-outs, and stone veneer accents.

Floor Plans

The applicant is proposing 4 new home designs to replace the previously approved models. The floor plans range from 2,200 square feet to 2,530 square feet and include typical areas such as bedrooms, bathrooms, kitchen, great room, dining area, a covered patio and the option for 2 or 3 car garages.

Applicant's Justification

Per the applicant's justification letter, the applicant is requesting an increase in finished grade to 6 feet due to the 13 feet of grade difference across the site from east to west. The highest existing grade is at the northwest corner of the site, and the lowest point of grade is at the

southeast corner. A natural drainage swale traverses the western half of the site conveying storm water from the western portion of the site to the northeastern portion. The eastern half of the site has a planned drainage discharge station location at the existing drainage easement within the Arlington Point subdivision east of the site. In order to protect the site from off-site storm water flows and protect the existing drainage patterns, portions of the site need to be elevated. Similarly, due to the increase in finished grade request the applicant is also requesting for approval of a waiver of development standards to increase the retaining wall height to a maximum of 6 feet to support the increase in finished grade. Lastly, the applicant is requesting a design review for 4 new home designs. All proposed residences will be 1 story (maximum height of 23 feet) with the option of 2 or 3 car garages.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-21-900341	Development agreement - recorded	Approved by BCC	July 2021
ET-20-400119 (NZA-0274-17)	First extension of time of a nonconforming zone change which reclassified the site from R-E to R-1 zoning	Approved by BCC	December 2020
NZA-0274-17	Reclassified 5 acres from an R-E to R-1 zoning for a single family subdivision	Approved by BCC	October 2017
TM-0058-17	18 single family residential lots and common lots on 5 acres	Approved by BCC	October 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low & Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Undeveloped & single family residential
South & West	Public Facilities	R-E	Undeveloped
East	Residential Low (up to 3.5 du/ac)	R-D	Single family residential

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

Related Applications

Application Number	Request
TM-21-500177	A tentative map for a 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

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.

The applicant's request to increase the retaining wall height is due to the applicant's request to increase the site's finished grade. The submitted plans show that Duneville Street is at a higher finished grade than the existing grade of the easternmost most lots of the development (Lots 13 through 16). The retaining walls will help support the applicant's increase in finished grade to a maximum of 6 feet in order to properly connect the proposed 5 foot wide drainage easement (between Lots 14 and 15) into the existing drainage easement located along the east property lines of Lots 13 through 16. In addition, the 5 foot wide drainage easement between the easternmost property lines of development and the property to the east (Arlington Point) will help reduce the appearance of a solid wall and wrought-iron fence along the property line. Staff finds that the request is appropriate; therefore, staff supports the request.

Design Review #1

Staff finds that the proposed home designs are architecturally consistent with the existing residences within the immediate area. The 1 story homes are harmonious to the neighborhood; therefore, staff supports this request.

Public Works – Development Review

Design Review #2

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

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

- 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 4 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;
- Right-of-way dedication to include 30 feet to 60 feet for Oleta Avenue to accommodate the proposed realignment.
- 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.

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)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA
CONTACT: KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION

18A

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 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>Roohani Ramak</u> ADDRESS: <u>9500 Hillwood Dr. #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 823-2300</u> CELL: <u>(702) 249-0777</u> E-MAIL: <u>kroohani@gmail.com</u>
	APPLICANT NAME: <u>Richmond American Homes</u> ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702) 240-5605</u> CELL: _____ E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Kimley-Horn</u> ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 623-7233</u> CELL: _____ E-MAIL: <u>eric.hopkins@kimley-horn.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-24-201-048 & 176-24-201-049

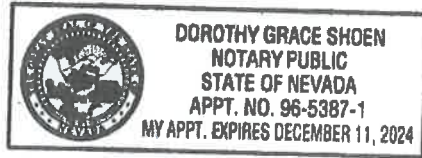
PROPERTY ADDRESS and/or CROSS STREETS: NWC and NEC of Duneville Street and Oleta Avenue

PROJECT DESCRIPTION: 4.1 acre project with 16 single-family residential units

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

[Signature] RAMAK ROOHANI
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 8, 2021 (DATE)
 By Roohani Ramak
 NOTARY PUBLIC: Dorothy Grace Shoen



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



August 25, 2021

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

**RE: Duneville & Oleta
Justification Letter for Land Use Application (Waiver of Development Standards and
Design Review)
APN: 176-24-201-048 & 176-24-201-049**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the Land Use Application for a Waiver of Development Standards and Design Review. The subject project is a proposed residential subdivision located at the NWC and NEC of Duneville Street and Oleta Avenue (APN: 176-24-201-048 & 176-24-201-049) herein referred to as the "Site."

The approximate 4.13-acre Site falls within the Enterprise Land Use Plan Area, Community District 3/6, and is currently vacant, undeveloped land zoned as Rural Estates Residential (R-E) with a Resolution of Intent (ROI-0274-17) for Approved Zoning: R-1. A Nonconforming Zone Change (NZC-0274-17) and Tentative Map (TM-0058-17) were approved for the Site at the October 4, 2017 Board of County Commissioners (BCC). An Extension of Time (ET-20-400119) was approved at the December 2, 2020 BCC.

Although the approved Nonconforming Zone Change and Tentative Map depict proposed fill in excess of 18 inches, there are no records showing that a Design Review was processed and/or approved. Furthermore, the developer for the site has changed from the original Applicant and has new floor plans and elevations to be incorporated with the Site. Therefore, a Design Review is being requested for the new floor plans and elevations as well as the fill over 18 inches. There are no proposed changes to the approved land use and Tentative Map and the Site will be developed in substantial conformance to the approved entitlements.

Regarding the Design Review for the floor plans and elevation, the newly proposed architecture for the project includes four (4) one-story plans that range in size from 2,220 square feet to 2,530 square feet. Each home will have 2-3 car garage, 3-5 bedrooms, and a 20' driveway. The proposed floor plans and elevations are included in the submittal package.

A Waiver of Development Standards is being requested for proposed retaining walls greater than the maximum height of three (3) feet. With the existing terrain of the project site featuring approximately thirteen (13) feet of fall across the site from west to east, the perimeter retaining walls along the Duneville Street frontage will contain a maximum of six (6) feet of retaining. A maximum of six (6) feet of screen wall will be placed on top of this wall to provide fall protection and privacy to the lots adjacent to Duneville Street.

The Applicant is requesting a Design Review for proposed fill over eighteen (18) inches. The existing terrain of the project site features approximately thirteen (13) feet of fall across the site from west to east. The highest existing grade, at the northwest corner of the property, is 2453' and the lowest existing grade, at the southeast corner of the property, is 2440'. A natural drainage swale traverses the western

half of the site conveying storm water from the west to the northeast. The eastern half of the site has a planned drainage discharge location at the existing drainage easement within the Arlington Point subdivision east of the Site. In order to protect the site from offsite storm water flows and maintain existing drainage patterns, portions of the site will need to be elevated greater than eighteen inches relative to the existing grade. Proposed pad and finished floor elevations adjacent to Oleta Avenue will require the most fill to direct storm water flows to the planned drainage discharge locations. The maximum finished grade onsite will be 2453'. A maximum height of six (6) feet of fill is conservatively requested for the Design Review to account for the highest proposed finished floor elevation relative to existing grade onsite. Approximately 12,300 cubic yards of fill material is anticipated for this project.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates



Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Cameron Hart, Kimley-Horn

12/22/21 BCC AGENDA SHEET

DUNEVILLE & OLETA
(TITLE 30)

OLETA AVE/DUNEVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500177-ROOHANI RAMAK:

TENTATIVE MAP consisting of 16 single family residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) Zone and an R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

176-24-201-048; 176-24-201-049

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 16
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 9,675/11,835 (gross)/8,212/10,418 (net)
- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 2,200 to 2,530

History & Project Description

The site was previously reclassified from R-E to R-1 zoning via NZC-0274-17 with a companion tentative map TM-0058-17, and the tentative map is now expired. The site was approved for 16 single family residential lots that is bisected by the dedication of Duneville Street with R-1 zoning on the east and west sides of Duneville Street. The lots will have access from a 42 foot wide private street, which includes a sidewalk on 1 side of the street. In between Lots 14 and 15 there is a proposed 5 foot wide drainage easement which runs west to east and connects to an existing 5 foot wide private drainage easement that is on the westernmost property lines of an existing development (Arlington Point per Plat Book (PB) 153-28). The plans also show a 5 foot wide drainage easement proposed along the western property lines of Lots 1 through 4. The 2 private streets, each with 8 lots terminating in a hammerhead, will have access from Oleta

Avenue. The hammerhead design was previously approved with NZC-0274-17 and a first extension of time was approved in December 2020.

Landscaping

The submitted plans depict a 6 foot wide landscape area with attached sidewalk along Oleta Avenue and Duneville Street. The landscape area is a designated easement on the lots adjacent to the streets. The landscape plans show 24 inch box trees and 5 gallon shrubs.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-21-900341	Development agreement - recorded	Approved by BCC	July 2021
ET-20-400119 (NZC-0274-17)	First extension of time of a nonconforming zone change which reclassified the site from R-E zoning to R-1 zoning	Approved by BCC	December 2020
NZC-0274-17	Reclassified 5 acres from an R-E to R-1 zoning for a single family subdivision	Approved by BCC	October 2017
TM-0058-17	18 single family residential lots and common lots on 5 acres	Approved by BCC	October 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low & Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Undeveloped & single family residential
South & West	Public Facilities	R-E	Undeveloped
East	Residential Low (up to 3.5 du/ac)	R-D	Single family residential

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

Related Applications

Application Number	Request
WS-21-0553	A waiver of development standards for increased retaining wall height and a design review for new single family residential designs and increase 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

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**

- Expunge TM-500058-17.
- 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 30 to 60 for Oleta Avenue to accommodate the proposed realignment.
- 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.

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

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0153-2021 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119



TENTATIVE MAP APPLICATION 19A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

PLANNER COPY

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500177</u>	DATE FILED: <u>10/21/2021</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JOR</u>	TAB/CAC DATE: <u>12/1/2021</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>12/22/2021</u>	
		FEE: <u>\$ 750</u>	

PROPERTY OWNER	NAME: <u>Ramak Roohani</u>
	ADDRESS: <u>9500 Hillwood Drive, Suite 201</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>(702) 823-2300</u> CELL: <u>(702) 249-0777</u>
	E-MAIL: <u>kroohani@gmail.com</u>

APPLICANT	NAME: <u>Richmond American Homes</u>
	ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>(702) 240-5605</u> CELL: _____
	E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: <u>2021170168</u>

CORRESPONDENT	NAME: <u>Kimley-Horn</u>
	ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 623-7233</u> CELL: _____
	E-MAIL: <u>eric.hopkins@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-201-048 & 176-24-201-049

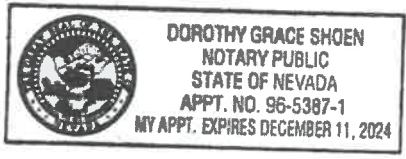
PROPERTY ADDRESS and/or CROSS STREETS: NWC and NEC of Duneville Street and Oleta Avenue

TENTATIVE MAP NAME: Duneville & Oleta

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] _____ Ramak Roohani
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 9-30-2021 (DATE)
 By Ramak Roohani
 NOTARY PUBLIC: Dorothy Grace Shoen



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

August 25, 2021

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

PLANNER
COPY

**RE: Duneville & Oleta
Justification Letter for Land Use Application (Waiver of Development Standards and
Design Review)
APN: 176-24-201-048 & 176-24-201-049**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the Land Use Application for a Waiver of Development Standards and Design Review. The subject project is a proposed residential subdivision located at the NWC and NEC of Duneville Street and Oleta Avenue (APN: 176-24-201-048 & 176-24-201-049) herein referred to as the "Site."

The approximate 4.13-acre Site falls within the Enterprise Land Use Plan Area, Community District 3/6, and is currently vacant, undeveloped land zoned as Rural Estates Residential (R-E) with a Resolution of Intent (ROI-0274-17) for Approved Zoning: R-1. A Nonconforming Zone Change (NZN-0274-17) and Tentative Map (TM-0058-17) were approved for the Site at the October 4, 2017 Board of County Commissioners (BCC). An Extension of Time (ET-20-400119) was approved at the December 2, 2020 BCC.

Although the approved Nonconforming Zone Change and Tentative Map depict proposed fill in excess of 18 inches, there are no records showing that a Design Review was processed and/or approved. Furthermore, the developer for the site has changed from the original Applicant and has new floor plans and elevations to be incorporated with the Site. Therefore, a Design Review is being requested for the new floor plans and elevations as well as the fill over 18 inches. There are no proposed changes to the approved land use and Tentative Map and the Site will be developed in substantial conformance to the approved entitlements.

Regarding the Design Review for the floor plans and elevation, the newly proposed architecture for the project includes four (4) one-story plans that range in size from 2,220 square feet to 2,530 square feet. Each home will have 2-3 car garage, 3-5 bedrooms, and a 20' driveway. The proposed floor plans and elevations are included in the submittal package.

A Waiver of Development Standards is being requested for proposed retaining walls greater than the maximum height of three (3) feet. With the existing terrain of the project site featuring approximately thirteen (13) feet of fall across the site from west to east, the perimeter retaining walls along the Duneville Street frontage will contain a maximum of six (6) feet of retaining. A maximum of six (6) feet of screen wall will be placed on top of this wall to provide fall protection and privacy to the lots adjacent to Duneville Street.

The Applicant is requesting a Design Review for proposed fill over eighteen (18) inches. The existing terrain of the project site features approximately thirteen (13) feet of fall across the site from west to east. The highest existing grade, at the northwest corner of the property, is 2453' and the lowest existing grade, at the southeast corner of the property, is 2440'. A natural drainage swale traverses the western

half of the site conveying storm water from the west to the northeast. The eastern half of the site has a planned drainage discharge location at the existing drainage easement within the Arlington Point subdivision east of the Site. In order to protect the site from offsite storm water flows and maintain existing drainage patterns, portions of the site will need to be elevated greater than eighteen inches relative to the existing grade. Proposed pad and finished floor elevations adjacent to Oleta Avenue will require the most fill to direct storm water flows to the planned drainage discharge locations. The maximum finished grade onsite will be 2453'. A maximum height of six (6) feet of fill is conservatively requested for the Design Review to account for the highest proposed finished floor elevation relative to existing grade onsite. Approximately 12,300 cubic yards of fill material is anticipated for this project.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates



Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Cameron Hart, Kimley-Horn

PLANNER
COPY

