



ENTERPRISE TOWN ADVISORY BOARD

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

AGENDA

Note:

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

Board/Council Members: David Chestnut - Chair
Tanya Behm
Justin Maffett

Barris Kaiser – Vice Chair
Joseph Throneberry

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

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

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

- III. Approval of Minutes for December 1, 2021. (For possible action)
- IV. Approval of the Agenda for December 15, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **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:**
AMENDED 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 R-2 (Medium Density Residential) Zone (previously notified as 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 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:**
AMENDED 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 R-2 (Medium Density Residential) Zone (previously notified as 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:**
AMENDED TENTATIVE MAP consisting of 49 single family residential lots and common lots on 6.5 acres in an R-2 (Medium Density Residential) Zone (previously 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. **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**

7. **VS-21-0664-SOUTH 80, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ensworth Street and Las Vegas Boulevard South, and between Pyle Avenue and Frias Avenue and a portion of a right-of-way being Pyle Avenue located between Ensworth Street and Las Vegas Boulevard South within Enterprise (description on file). MN/bb/jo (For possible action) **12/22/21 BCC**

8. **UC-21-0663-SOUTH 80, LLC:**
USE PERMIT for a public facility (K-9 operational center).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) alternative driveway geometrics; 3) reduce driveway approach distance; and 4) full off-site improvements (curb, gutter, sidewalk, streetlights and partial paving).
DESIGN REVIEWS for the following: 1) public facility (K-9 operational center); and 2) finished grade on a 2.0 acre portion of a 8.5 acre site in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Pyle Avenue and the west side of Parvin Street (alignment) within Enterprise. MN/bb/jo (For possible action) **12/22/21 BCC**

9. **NZC-21-0669-WATTOO FAMILY LP:**
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 south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise (description on file). JJ/rk/jo (For possible action) **01/04/22 PC**

10. **VS-21-0670-WATTOO FAMILY LP:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue (alignment) and Erie Avenue (alignment), and between Buffalo Drive and Cimarron Road (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action) **01/04/22 PC**

11. **TM-21-500187-WATTOO FAMILY LP:**
TENTATIVE MAP consisting of 38 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise. JJ/rk/jo (For possible action) **01/04/22 PC**

12. **UC-21-0654-KRSHUL REBECCA & JAMES:**
USE PERMIT to increase the size of an accessory structure (garage) in conjunction with a single family residence on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Rush Avenue and the east side of Fairfield Avenue within Enterprise. MN/nr/jo (For possible action) **01/04/22 PC**

13. **UC-21-0661-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/bb/jo (For possible action) **01/04/22 PC**

14. **UC-21-0667-SV LAND, LLC:**
USE PERMIT for a major training facility
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with an existing commercial complex on 5.0 acres in an M-1 (Light Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Maule Avenue, 950 feet west of Jones Boulevard within Enterprise. MN/jor/jo (For possible action) **01/04/22 PC**

15. **WS-21-0648-AMH NV8 DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residential development on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located approximately 100 feet north of Oleta Avenue and 175 feet east of Hualapai Way within Enterprise. JJ/nr/jo (For possible action) **01/04/22 PC**

16. **WS-21-0649-GREYSTONE NEVADA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase residential driveway width.
DESIGN REVIEW for single family residences on 10.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north and south sides of Gary Avenue, the east and west sides of Belcastro Street (alignment), and the north side of Gomer Road within Enterprise. JJ/jt/jo (For possible action) **01/04/22 PC**

17. **DR-21-0652-AVILA, JOSE:**
DESIGN REVIEW for finished grade in conjunction with a future single family residential development on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Levi Avenue and the west side of Haven Street within Enterprise. MN/nr/jd (For possible action) **01/05/22 BCC**

18. **DR-21-0665-RIVERVIEW LVB DEVELOPMENT, LLC:**
DESIGN REVIEW for finished grade in conjunction with a previously approved shopping center on a 7.5 acre portion of a 15.4 acre site in a C-2 (General Commercial) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise. MN/md/jd (For possible action) **01/05/22 BCC**

19. **ET-21-400172 (NZC-0914-17)-PARAGON LOFTS, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a proposed residential condominium development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow non-standard driveway geometrics per Clark County Improvement Standards.
DESIGN REVIEWS for the following: 1) proposed residential condominium development; and 2) finished grade. Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jgh/jo (For possible action) **01/05/22 BCC**

20. **ET-21-400173 (VS-0915-17)-PARAGON LOFTS, LLC:**
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Ensworth Street and I-15, and between Ford Avenue (alignment) and Pebble Road (alignment). Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jgh/jo (For possible action) **01/05/22 BCC**

21. **VS-21-0666-ME 52 PARTNERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street (alignment), and between Erie Avenue and Levi Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **01/05/22 BCC**

22. **TM-21-500186-ME 52 PARTNERS, LLC:**
TENTATIVE MAP consisting of 106 single family residential lots and common lots on 8.6 acres in an RUD (Residential Urban Density) Zone and an RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Erie Avenue within Enterprise. JJ/rk/jo (For possible action) **01/05/22 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 29, 2021 at 6:00 pm.
- X. Adjournment.

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

Windmill Library – 7060 W. Windmill Lane

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

December 1, 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.

Greg Cerven 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 14, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for October 14, 2021

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

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

Motion by David Chestnut

Action: **APPROVE** as amended.

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

The following holds have been requested:

1. UC-21-0567-DIAMANTE CANYON, LLC: The applicant has requested a **HOLD** to the Enterprise Town Board meeting on December 15, 2021.

2. WC-21-400158 (ZC-18-0774)-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS: **HOLD** to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.
3. VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS: **HOLD** to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.
4. WS-21-0585-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS: **HOLD** to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.
5. TM-21-500161-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS: **HOLD** to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.

Related applications:

6. NZC-21-0621-MCCURDY DIANA & BRUCE:
7. VS-21-0622-MCCURDY DIANA & BRUCE:
8. TM-21-500176-MCCURDY DIANA & BRUCE:

14. ET-21-400165 (VS-0929-17)-PARAGON ILLUSTRIA, LLC:
15. ET-21-400168 (NZC-0925-17)-PARAGON ILLUSTRIA, LLC:
16. ET-21-400167 (VS-19-0756)-PARAGON ILLUSTRIA, LLC:

18. WS-21-0553-ROOHANI, RAMAK:
19. TM-21-500177-ROOHANI RAMAK:

V. Informational Items

1. Receive information from the Regional Transportation Commission regarding the On Board comprehensive community mobility plan. (For discussion only)

The future of Southern Nevada transportation is happening now! **On Board** is our community's comprehensive mobility plan for Southern Nevada. Working together the past few years, you've told us what's important to you. A lot has changed since 2020 – and we want to reconnect! Take our **On Board** survey to tell us, where we should invest, and what types of projects are your top priorities as we work to advance our vision for the future: How you'll get to work, school, and play easier, faster and safer. As a thank you, we're giving away Vegas Golden Knights tickets!

More information about **On Board** is available at <https://onboardsnv.com/about-on-board/>

To take the RTC survey and a chance to win Golden Knight tickets go to the link below:

<https://live.metroquestsurvey.com/?u=u716f#!/?campaign=obw&p=web&pm=dynamic&s=1&popup=WTD>

2. Receive a presentation regarding the NDOT 1-11 Planning and Environmental Linkages (PEL) Study. (For discussion only)

NDOT completed a 45-day public comment period on September 30, 2021. The data compiled from the various public outreach activities during this period are currently being documented and assessed. Based on all the valuable comments and input submitted during the public comment period, NDOT in cooperation with the Federal Highway Administration will review the feedback received. NDOT will incorporate the input as part of the PEL study, in addition to the results of technical and environmental analysis. To learn more about the next steps in the PEL process, please visit the Community Outreach page.

<https://i11nv.com/community-outreach/>

Learn more about the I-11 & Intermountain West Corridor Study at:

<https://i11nv.com/>

To read more about PEL studies visit the Federal Highway Administration website.

<https://www.fhwa.dot.gov/federal-aidessentials/catmod.cfm?id=122>

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

VI. Planning & 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

The applicant requested a **HOLD** to the Enterprise Town Board meeting on December 15, 2021.

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

HOLD to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.

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**

HOLD to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.

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**

HOLD to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.

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**

HOLD to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.

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**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Every two driveways to be adjacent when possible.
- Add entry/exit on Richmar Ave.

Per staff conditions.

Motion **PASSED** (3-1) Behm - Nay

Motion by David Chestnut

Action: To **RECONSIDER** and clarify the motion.

Action: **APPROVE**

ADD Current Planning Conditions:

- Every two driveways to be adjacent when possible.
- Add entry/exit on Richmar Ave.

Per staff conditions.

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

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**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

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**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Condition:

- Add entry/exit on Richmar Ave.

Per staff conditions

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

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**

Motion by Tanya Behm

Action: **APPROVE** per staff conditions

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

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**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions

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

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**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion PASSED (3-1)/ Throneberry-Ney

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**

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

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**

Motion by David Chestnut
Action: **HOLD** the application to the Enterprise town Advisory Board meeting on December 15, 2021, due to applicant no show.
Motion PASSED (4-0)/ Unanimous

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**

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

15. **ET-21-400168 (NZN-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

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

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

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

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

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

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

Motion by David Chestnut
Action: **DENY** Waiver of Development Standards
APPROVE Design Review # 1
DENY Design Review # 2
Per staff conditions
Motion PASSED (4-0)/ Unanimous

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**

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

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be December 15, 2021 at 6:00 p.m at the Windmill Library.

X. Adjournment:

Motion by David Chestnut
Action: **ADJORN** meeting at 8:32 p.m.
Motion **PASSED** (4-0) /Unanimous

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 about 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 COLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230, HENDERSON, NV 89052



LAND USE APPLICATION

1A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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

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]
Property Owner (Signature)*

Diamante Canyon, LLC - Manager

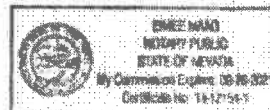
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 23, 2021 (DATE)

By Scott S. 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

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:**

AMENDED 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 R-2 (Medium Density Residential) Zone (previously notified as 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 **R-2 zone (previously stated as 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 R-2 zoning (previously notified as 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:

Current Planning

- Applicant is advised that this waiver of conditions only applies to WS-21-0585 and TM-21-500161, or any modifications thereto.

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

2A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

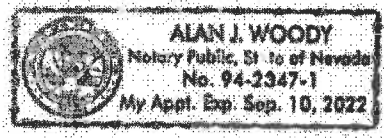
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) ZC-18-0774 <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: <u>WC-21-400158</u> DATE FILED: <u>10-5-21</u> PLANNER ASSIGNED: <u>PI</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11-20-21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12-8-21</u> FEE: <u>\$ 650.00</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>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
 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.

Diane Epstein Diana 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: Alan J. Woody



*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. 21-100963



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 @ kgs.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)* GEORGE F. GARLOCK
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 07.17.21 (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 702-458-2651 - 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,


Mark Bangan
Planning Department Manager

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 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 R-2 zoning (previously notified as 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, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



VACATION APPLICATION 3A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>V3-21-0586</u> DATE FILED: <u>10-5-21</u> PLANNER ASSIGNED: <u>Dr</u> TAB/CAC: <u>Entire parcel</u> TAB/CAC DATE: <u>11-10-21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12-8-21</u> FEE: <u>\$ 875.00</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>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)*	 _____ Property Owner (Print)
--	-------------------------------------

STATE OF NEVADA
 COUNTY OF CLACK

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

NOTARY PUBLIC:

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

- VACATION & ABANDONMENT (vs)
- EASEMENT(S)
- RIGHT(S)-OF-WAY
- 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: Dude's LLC
 ADDRESS: 89 Quail Run Rd
 CITY: Henderson STATE: NV ZIP: 89014-2164
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____

APPLICANT

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

CORRESPONDENT

NAME: The WLB Group, Inc. (Mark Bangan)
 ADDRESS: 3663 E. Sunset Road, Suite 204
 CITY: Las Vegas STATE: Nevada ZIP: 89120
 TELEPHONE: 702-458-2551 CELL: _____
 E-MAIL: mbangan@wibgroup.com 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 owner 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)

Michael Dufurakis

Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 06-17-21 (DATE)

By Michael Dufurakis
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.



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>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 #: _____

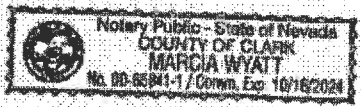
CORRESPONDENT	NAME: <u>The WLB Group, Inc. (Mark Bangan)</u>
	ADDRESS: <u>3663 E. Sunset Road, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

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)* GEORGE F. GARLOCK
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON April 7, 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.

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,



Mark Bangan
Planning Department Manager

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:**

AMENDED 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 R-2 (Medium Density Residential) Zone (previously notified as 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 R-2 zoning district (previously notified as 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 R-2 zoning (previously notified as 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

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.

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

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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

4A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

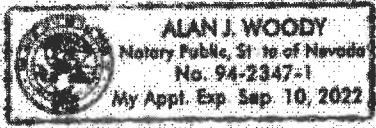
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675</u> <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 (ANR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0585</u> DATE FILED: <u>10-5-21</u> PLANNER ASSIGNED: <u>HL</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11-10-21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12-8-21</u> FEE: <u>\$1,150.00</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>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
 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-21-100963



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 (WVS) <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>702-456-2551</u> CELL: _____ E-MAIL: <u>mbangan@wibgroup.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: [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> (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 @ kgs.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)

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.



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

3863 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 handwritten signature in black ink, appearing to read "Mark Bangan".

Mark Bangan
Planning Department Manager

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:

AMENDED TENTATIVE MAP consisting of 49 single family residential lots and common lots on 6.5 acres in an R-2 (Medium Density Residential) Zone (previously 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 R-2 zoning (previously notified as 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-Z	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

- Expunge TM-18-500182.
- 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>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>AI</u>	TAB/CAC DATE: <u>11-10-21</u>
		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: Caclus 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 22, 2021 (DATE)
 by Diane Epstein

NOTARY PUBLIC: [Signature]

ALAN J. WOODY
 Notary Public, State of Nevada
 No. 94-2347-1
 My Appt. 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



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: _____	TABI/CAC: _____
		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>89014-2181</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 Dudunakis Michael Dudunakis
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 06-17-21 (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.



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: _____	TABCAC DATE: _____
		TABCAC: _____	
		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 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) GEORGE F. GARLOCK

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 02-17-21 (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.

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 Lot 2 and Lot 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 Woodsfield 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

6A

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>_____ (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>WS-21-0642</u> DATE FILED: <u>10/27/21</u></p> <p>PLANNER ASSIGNED: <u>SWD</u></p> <p>TAB/CAC: <u>Enter 015C</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>\$1,150</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)*

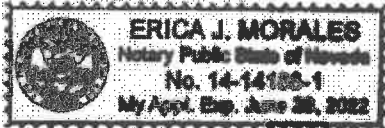
SCOTT SWAPP
Property Owner (Print)

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 BLYD.
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.

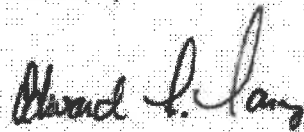
Waiver of title 30.40-6 (R-2) to reduce the minimum rear setback on lots 2 & 3 from 15 feet to 12.5 feet. Within the total 63.5 feet depth of the building, 2.4 feet of the building does not meet the required 15 feet setback. This is roughly 4% of the total depth of the building.

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, appearing to read "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 & RIGHTS-OF-WAY
(TITLE 30)

ENSWORTH ST/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0664-SOUTH 80, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ensworth Street and Las Vegas Boulevard South, and between Pyle Avenue and Frias Avenue and a portion of a right-of-way being Pyle Avenue located between Ensworth Street and Las Vegas Boulevard South within Enterprise (description on file). MN/bb/jo (For possible action)

RELATED INFORMATION:

APN:

177-29-701-040

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The applicant is proposing to develop a 2 acre portion of 8.5 acres for a Las Vegas Metropolitan Police K-9 operations center. The request is to vacate a 3 foot by 280 foot streetlight and traffic control easement along the Pyle Avenue frontage, and a 5 foot wide by 280 foot section of public right-of-way along Pyle Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1101-17	Waiver for full off-sites and a new warehouse	Approved by BCC	February 2018
WS-0505-17	Waiver for off-site improvements and drainage study in conjunction with a minor subdivision	Approved by BCC	August 2017
UC-1259-04	Multiple family residential development with commercial uses - expired	Approved by BCC	September 2004
ZC-0667-01	Reclassified this site to H-1 zoning	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Surface parking lot & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	Commercial Tourist	H-1	Undeveloped
West	Commercial Tourist	H-1	Undeveloped & single family residential

Related Applications

Application Number	Request
UC-21-0663	A special use permit, waivers, and design review for a K-9 operations station 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 easements that are not necessary for site, drainage, or roadway development, and Pyle Avenue right-of-way to accommodate detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SOUTH 80, LLC

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

DRAFT



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 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-21-0664</u> PLANNER ASSIGNED: <u>SSB</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12-22-2021</u> FEE: <u>1875</u>	DATE FILED: <u>11-8-2021</u> TAB/CAC DATE: <u>12-15-2021</u>
--	----------------	---	---

PROPERTY OWNER	NAME: <u>South 80 LLC</u> ADDRESS: <u>9777 Las Vegas Blvd So.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
APPLICANT	NAME: <u>South 80 LLC</u> ADDRESS: <u>9777 Las Vegas Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
CORRESPONDENT	NAME: <u>Kaempfer Crowell - Stephanie Allen</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>167674</u>

ASSESSOR'S PARCEL NUMBER(S): 177-29-701-038 & 040

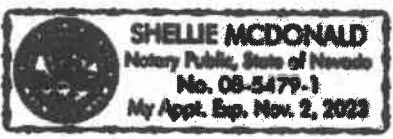
PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd. So. and Pyle

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

[Signature]
 Property Owner (Signature)*

Michael J. Gaughan
 Property Owner (Print)

STATE OF NEVADA Nevada
 COUNTY OF Clark
 SUBSCRIBER AND SWORN BEFORE ME ON 11-25-2021 (DATE)
 By Michael J. Gaughan
 NOTARY PUBLIC: Shellie McDonald



*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.



ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIS ALLEN
sallen@hcnvlaw.com
702.792.7045

LAS VEGAS OFFICE
1800 Festival Plaza Drive
Suite 500
Las Vegas, NV 89136
Tel: 702.792.7000
Fax: 702.792.7161

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.692.2999
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.694.8300
Fax: 775.692.0207

November 5, 2021

VIA ELECTRONIC UPLOAD

Clark County
Department of Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

US-21-0664

PLANNER
COPY

**Re: South 80 LLC
Revised Justification Letter**

To Whom It May Concern:

Please be advised, this office represents South 80 LLC (the "Applicant") with regards to its request for a special use permit, design reviews, waivers of development standards, and vacation applications. The property is generally located west of Parvin Street and south of Pyle Avenue on portions of assessor's parcel numbers 177-29-701-038 and 040 ("Site"). The Site is zoned H-1 and is master planned for Commercial Tourist.

The Applicant is seeking a special use permit, design reviews, waivers of development standards, and a vacation of right of way and easements for a public facility. If approved, the Applicant will be entering into a long term lease with the Las Vegas Metropolitan Police Department ("LVMPD") to use the property as a K-9 operations facility. The facility will have a K-9 Unit community relations center for public demonstrations and exercises, together with offices for officers assigned to the K-9 Unit, a training facility for the K-9 dogs, a facility that provides veterinary care and grooming, and a kennel for K-9 dogs when officers are off duty.

The Applicant is seeking a design review for two buildings. One building will be the K-9 operations center, and the second building will be the kennel. The operations center will be 20 feet in height and consist of composite stucco embossed panels. The kennel will be 17'3" feet in height and will consist of smooth and split face CMU block with chain link fencing. The Applicant is meeting all the required setbacks and exceeds the parking requirements with 39 parking spaces where 27 are required. The Applicant is requesting a waiver of the required parking lot landscaping for every six parking spaces. The parking spaces located along Pyle Avenue are immediately adjacent to a plush landscape area facing Pyle Avenue. The parking spaces to the South are behind gates and for Staff parking only.

PLANNED
COPY

The Applicant is also seeking a design review for grade fill. The property slopes slightly from west to east. To level the property and to properly drain the Site, the Applicant anticipates having to bring a maximum fill of 4 feet.

An application to vacate Parvin will follow this entitlement package. Because Parvin will be vacated and the surrounding parcels are under common ownership, the Applicant is requesting to waive the off-sites on Parvin. Also, the applicant is requesting a reduction in the distance separation required between the proposed onsite driveway and Parvin from 150 feet to 70 feet because Parvin will be vacated. The proposed onsite driveway is also reduced from the required 36 foot width to a 32 foot width lip to lip because there should be limited turning movements heading west.

Lastly, the Applicant is requesting a vacation of right of way and an easement to bring the property into conformance with current County policies regarding 40" half-street rights of way and detached sidewalks with the understanding that the vacation will be conditioned on the granting of two new easements: 1) a 5 foot utility and drainage easement and 2) a 10 foot pedestrian and traffic control device easement. The Applicant is also seeking to vacate the is a "3' street light and traffic control device easement" granted on parcel map file 124, page 12 document # 20181220-0837

We appreciate your kind consideration. If you have any questions or need anything further, please no hesitate to contact Ann Pierce or me.

Sincerely,
KAEMPFER CROWELL

Stephanie H. Allen
Stephanie H. Allen *by Ann*

15-21-066N

SHA/amp

12/22/21 BCC AGENDA SHEET

PUBLIC FACILITY
(TITLE 30)

ENSWORTH STREET/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0663-SOUTH 80, LLC:

USE PERMIT for a public facility (K-9 operational center).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) alternative driveway geometrics; 3) reduce driveway approach distance; and 4) full off-site improvements (curb, gutter, sidewalk, streetlights and partial paving).

DESIGN REVIEWS for the following: 1) public facility (K-9 operational center); and 2) finished grade on a 2.0 acre portion of a 8.5 acre site in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Pyle Avenue and the west side of Parvin Street (alignment) within Enterprise. MN/bb/jo (For possible action)

RELATED INFORMATION:

APN:

177-29-701-038 ptn; 177-29-701-040

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where parking lot landscaping is required per Figure 30.64-14.
2. Reduce the driveway width to 32 feet where a minimum of 36 feet is required per Uniform Standard Drawing 222.1 (an 11% reduction).
3. Reduce the approach distance from the intersection of Parvin Street and Pyle Avenue to 70 feet where a minimum distance of 150 feet is required per Uniform Standard Drawing 222.1 (a 53% reduction).
4. Eliminate full off-site improvements on Parvin Street.

DESIGN REVIEWS:

1. Public facility building for a K-9 operations facility.
2. Increase finished grade to 30 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 67% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2 acres of an 8.5 acre site
- Project Type: Public facility (K-9 operations center)
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 11,399 operations center/2,014 kennel
- Parking Required/Provided: 27/39

Site Plan

The site plan depicts a proposed 11,399 square foot K-9 operations center and 2,014 square foot K-9 kennel building on 2 acres. The proposed development requires 27 parking spaces and the plan shows 39 parking spaces provided. Access is provided by a driveway located off of Pyle Avenue, approximately 70 feet west of Parvin Street. The main building is oriented north to south on the west side of the 2 acre portion of the property. The K-9 kennel is oriented east to west at the mid-point on the east side of the operations station. A visitor parking area is located north of the K-9 kennel building and northeast of the operations center, with direct access from Pyle Avenue. Covered parking for staff is located on the south side of both buildings and has secondary access to the west with a gate located on the southwest corner of the property, through APN 177-29-701-038. An access gate is located approximately 150 feet south of Pyle Avenue and 40 feet south of the visitor parking drive aisle. The plan shows a canine relief area and grass area surrounding the K-9 kennel on the south and east sides enclosed by an 8 foot high fence, and an obstacle course on the north side, enclosed by a 4 foot high fence.

Landscaping

The plan depicts 16 large trees distributed along Pyle Avenue on both sides of a detached sidewalk. Twenty-four more trees are evenly distributed on the south and east sides of the buildings. No landscaping is shown within the parking lot which requires a waiver of development standards.

Elevations

The plans depict a brown and tan K-9 kennel facility with a tilted roof, located in the middle of the site on the east side of the operations station. An entry door is located on the west side of the K-9 facility, with 12 individual kennels in 2 rows, each with chain-link screens, facing north and south, for a total of 24 kennels. A standing seam metal panel roof covers the K-9 facility. The operations center is a stucco embossed composite panel building with black and tan colors. The operations building has a primary glass entry door and window located on the east side of the building. The west side of the building includes 7 horizontal mid height windows. The operations center has a flat roof and additional metal doors on the east, south, and north sides of the building. The kennel is 17 feet high and the center is 20 feet in height.

Floor Plan

The K-9 building includes 24 open air kennel stalls with an interior hallway access from the west side of the building. The operations center has 11,399 square feet with multiple cubicles, several sergeant/lieutenant offices, restrooms, locker rooms, and storage space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is seeking approval of a K-9 operations center and companion K-9 kennel to service a part of the County that needs this use, which will be leased by the Las Vegas Metropolitan Police Department. The facility will have a K-9 community relations center for public demonstrations and exercises. Offices for K-9 officers, a training facility, and veterinary and grooming care will be housed in the center. The parking lot will have primary access from Pyle Avenue and secondary private access for staff located at a cross access point on the southwest corner of the site. The applicant is requesting to waive off-site improvements along Parvin Street and vacate 5 feet of the right-of-way along Pyle Avenue. A 3 foot streetlight easement will be vacated along Pyle Avenue. The request to waive off-site improvements and the approach distance is due to Parvin Street being vacated and the surrounding lots are under common ownership. The driveway width should not cause an issue because there is limited turning movements heading west. Lastly, the increase in finished grade is necessary because the property slopes from west to east.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1101-17	Waiver for full off-sites and a new warehouse	Approved by BCC	February 2018
WS-0505-17	Waiver for off-site improvements and drainage study in conjunction with a minor subdivision	Approved by BCC	August 2017
UC-1259-04	Multiple family residential development with commercial uses - expire	Approved by BCC	September 2004
ZC-0667-01	Reclassified this site to H-1 zoning	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Surface parking lot & undeveloped
South & East	Commercial Tourist	H-1	Undeveloped
West	Commercial Tourist	H-1	Undeveloped & I-15

Related Applications

Application Number	Request
VS-21-0664	A vacation of easements and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The K-9 operations facility is in harmony with the purpose, goals, and objectives of the Comprehensive Master Plan and of Title 30. Comprehensive Plan Goal 1 promotes compatible integration of public facilities. Las Vegas Boulevard South has been approved for numerous residential units for which this facility will serve. In addition, the kennel area is screened by trees which will help to reduce any noise associated with animals outside. Staff can support the proposed police K-9 operations facility.

Waivers of Development Standards

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

Waiver of Development Standards #1

The absence of landscaping in the parking lot will not materially affect the immediate neighborhood. The applicant is planting 40 trees to satisfy the absence of landscape islands in the parking area located on the south property line. The additional trees will create a significant tree cover for this property at maturity and will enhance the appearance of the site. The landscape materials being proposed are adequate for this site and the intended uses, including active training areas that will have a grass surface.

Design Review #1

The proposed operation station and K-9 kennel facility are compatible with the adjacent warehouse use and future high density limited resort and associated uses. The design of the building incorporates varying colors to accent the exterior finishes. The site access and circulation will not adversely impact the surrounding area or existing facilities. This facility is

proposed as an appropriate measure to secure and protect the public health, safety, and general welfare for this area of Clark County.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to reduce the width of the commercial driveway. Pyle Avenue dead ends to the west and should see minimal traffic from the east.

Waiver of Development Standards #3

Staff has no objection to the reduction in the approach distance from the commercial driveway to Parvin Street. The Parvin Street alignment will be vacated in the future. Once the vacation records the reduction in approach distance will be eliminated.

Waiver of Development Standards #4

Staff has no objection to the request to not install full off-site improvements on Parvin Street. All the parcels in the area are under the same ownership and Parvin Street alignment will be vacated in the future as it serves no public purpose.

Design Review #2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0335-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SOUTH 80, LLC

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

8A

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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC/WS/DR-21-0663</u> DATE FILED: <u>11-9-2021</u></p> <p>PLANNER ASSIGNED: <u>SSB</u></p> <p>TAB/CAC: <u>Entertainment</u> TAB/CAC DATE: <u>12-15-2021</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>12-22-2021</u></p> <p>FEE: <u>1825</u></p>
	PROPERTY OWNER	<p>NAME: <u>South 80 LLC</u></p> <p>ADDRESS: <u>9777 Las Vegas Blvd. So.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u></p>
	APPLICANT	<p>NAME: <u>South 80 LLC</u></p> <p>ADDRESS: <u>9777 Las Vegas Blvd. So.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u></p>
	CORRESPONDENT	<p>NAME: <u>Kaempfer Crowell -Stephanie Allen</u></p> <p>ADDRESS: <u>1980 Festival Plaza Dr. #650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u></p> <p>E-MAIL: <u>spierce@kcrvlaw.com</u> REF CONTACT ID #: <u>164674</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177-29-701-038 and 040 *portions of 177-29-701-038 and 040*

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd So. and Pyle

PROJECT DESCRIPTION: Use permit and design review for a Metro K-9 facility (Public Facility)

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

Raghu
Property Owner (Signature)*

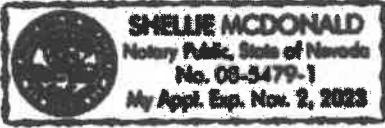
Michael J Gaughan
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

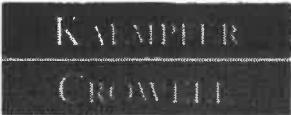
SUBSCRIBED AND SWORN BEFORE ME ON JUNE 25th 2021 (DATE)

by Michael J Gaughan

NOTARY PUBLIC: Shellie McDonald



*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.



ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN
sallen@hcnv.com
702.792.7045

LAS VEGAS OFFICE
1950 Festival Plaza Drive
Suite 800
Las Vegas, NV 89136
Tel: 702.792.7000
Fax: 702.796.2181

RENO OFFICE
66 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.682.2900
Fax: 775.327.2911

CARSON CITY OFFICE
519 West Fourth Street
Carson City, NV 89703
Tel: 775.884.3308
Fax: 775.882.0297

November 5, 2021

VIA ELECTRONIC UPLOAD

UC-21-0663

Clark County
Department of Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

**Re: South 80 LLC
Revised Justification Letter**

To Whom It May Concern:

Please be advised, this office represents South 80 LLC (the "Applicant") with regards to its request for a special use permit, design reviews, waivers of development standards, and vacation applications. The property is generally located west of Parvin Street and south of Pyle Avenue on portions of assessor's parcel numbers 177-29-701-038 and 040 ("Site"). The Site is zoned H-1 and is master planned for Commercial Tourist.

The Applicant is seeking a special use permit, design reviews, waivers of development standards, and a vacation of right of way and easements for a public facility. If approved, the Applicant will be entering into a long term lease with the Las Vegas Metropolitan Police Department ("LVMPD") to use the property as a K-9 operations facility. The facility will have a K-9 Unit community relations center for public demonstrations and exercises, together with offices for officers assigned to the K-9 Unit, a training facility for the K-9 dogs, a facility that provides veterinary care and grooming, and a kennel for K-9 dogs when officers are off duty.

The Applicant is seeking a design review for two buildings. One building will be the K-9 operations center, and the second building will be the kennel. The operations center will be 20 feet in height and consist of composite stucco embossed panels. The kennel will be 17'3" feet in height and will consist of smooth and split face CMU block with chain link fencing. The Applicant is meeting all the required setbacks and exceeds the parking requirements with 39 parking spaces where 27 are required. The Applicant is requesting a waiver of the required parking lot landscaping for every six parking spaces. The parking spaces located along Pyle Avenue are immediately adjacent to a plush landscape area facing Pyle Avenue. The parking spaces to the South are behind gates and for Staff parking only.

PLANNER
COPY

UC-21-0663

PLANNING
COPY

The Applicant is also seeking a design review for grade fill. The property slopes slightly from west to east. To level the property and to properly drain the Site, the Applicant anticipates having to bring a maximum fill of 4 feet.

An application to vacate Parvin will follow this entitlement package. Because Parvin will be vacated and the surrounding parcels are under common ownership, the Applicant is requesting to waive the off-sites on Parvin. Also, the applicant is requesting a reduction in the distance separation required between the proposed onsite driveway and Parvin from 150 feet to 70 feet because Parvin will be vacated. The proposed onsite driveway is also reduced from the required 36 foot width to a 32 foot width lip to lip because there should be limited turning movements heading west.

Lastly, the Applicant is requesting a vacation of right of way and an easement to bring the property into conformance with current County policies regarding 40" half-street rights of way and detached sidewalks with the understanding that the vacation will be conditioned on the granting of two new easements: 1) a 5 foot utility and drainage easement and 2) a 10 foot pedestrian and traffic control device easement. The Applicant is also seeking to vacate the is a "3' street light and traffic control device easement" granted on parcel map file 124, page 12 document # 20181220-0837

We appreciate your kind consideration. If you have any questions or need anything further, please no hesitate to contact Ann Pierce or me.

Sincerely,

KAEMPFER CROWELL


Stephanie H. Allen *by Ann*

SHA/amp

01/04/22 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

CACTUS AVE/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0669-WATTOO FAMILY LP:

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 south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-33-501-003

WAIVER OF DEVELOPMENT STANDARDS:

Waive the landscape buffer adjacent to a less intensive use (to the south, east, and west) where required per Figure 30.64-11.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade for a single family residential development to 40 inches where a maximum of 18 inches is the standard per Section 30.32.030 (a 122% increase).

LAND USE PLAN:

ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 38
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,311/5,010
- Project Type: Single family residential
- Number of Stories: 2

- Building Height (feet): 26
- Square Feet: 2,050/2,300

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on July 21, 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 15 attendees present at the virtual (Zoom) meeting for this item. According to the applicant, once clarification was made that the project was not an adjacent project for affordable housing, the neighbors did not express concern over the request. There were general questions about the homes, layout, and the overall zone change request.

Site Plans

The plans depict a single family residential development totaling 38 single family lots and 3 common area lots on 4.9 acres. The density of the residential subdivision is 7.7 dwelling units per acre. The lots range in size from a minimum of 3,311 square feet to a maximum of 5,010 square feet. One access point is shown from Cactus Avenue to the north. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street. One street runs north to south with 1 cul-de-sac and 1 cul-de-sac and stub street farther south branching off the north/south street.

Landscaping

A 15 foot wide landscape area which includes a detached sidewalk is shown along Cactus Avenue. There is no additional landscaping shown internal to the subdivision nor around the perimeter of this development.

Elevations

The plans depict 3, two story models up to 26 feet high. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

Floor Plans

The models range in size from 2,050 square feet to 2,300 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms.

Applicant's Justification

The surrounding area has developed out as R-2, RUD, and R-3 single family residential. There is an existing R-2 development south of Cactus Avenue, between Buffalo Drive and Durango Drive, which was approved for R-2 zoning within the last 7 years. The Applicant has designed the project with similar sized lots and home sizes as the adjacent R-2 communities within Mountain's Edge; therefore, making the requested zone change appropriate and compatible.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Undeveloped
South, East, & West	Open Land (up to 1 du/10 ac)	R-E	Undeveloped

*The subject parcel is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-21-0670	A vacation of patent easements on the site is a companion item on this agenda.
TM-21-500187	A tentative map for 38 residential lots on 4.9 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 states multiple properties within Mountain's Edge to the east have been re-zoned to R-2, RUD, and R-3 making this zone boundary request similar to prior residential requests.

Since 2013 there have been 4 other nonconforming zone change applications approved to reclassify portions of this area to medium density residential developments. All these nonconforming zone change applications were for privately owned property designated as Open Land in the Enterprise Land Use Plan adjacent to parcels under the control of the Bureau of Land Management. The approval of these applications has established a trend to reclassify privately owned properties that are designated as Open Land to an R-2 zone for single family residential development. Based on this trend, staff finds the request to be appropriate for 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.*

According to the applicant, the proposed single family residential development is similar in density as the existing communities within Mountain's Edge Master Planned Community. Furthermore, the applicant states the project is meeting all R-2 development standards when it comes to lot sizes; and therefore, is compatible with the surrounding area.

There is 1 existing and 2 approved R-2 developments on the south side of Cactus Avenue, between Buffalo Drive and Durango Drive, that have been approved within the last 7 years; therefore, staff finds the density and intensity of the proposed residential development is compatible with existing land uses in the surrounding area.

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

According to the applicant, technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. 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 shortfalls in needed public facilities. The school district has indicated this development would generate 8 additional elementary school students, 4 middle school students, and 6 high school students. The school district also indicates that the high school that would serve this area is over capacity with current enrollment.

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

The applicant states the development of medium density homes, such as this proposal, is appropriate and compatible with the area and the goals of Clark County.

The project complies with Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The request complies in part with Urban Specific Policy 4 to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. The request complies with Urban Specific Policy 10 to encourage site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity.

Summary

Zone Change & Design Review #1

Staff finds that there has been a trend to allow parcels on the south side of Cactus Avenue, between Buffalo Drive and Durango Drive, to be reclassified to an R-2 zone for single family residential development which would make this request appropriate for the area. The density and intensity of the proposed project are compatible with the existing developments in the area.

There has been no indication from public service providers that the project would have a substantial adverse effect on public facilities and services in the area. 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.

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.

While staff does not typically support waiving landscape buffers to a less intense use, it is unlikely the adjacent property designated as Open Land in the Enterprise Land Use Plan and under the control of the Bureau of Land Management will be built out with low density single family residential development; therefore, staff can support this waiver.

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 2, 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 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet the to back of curb for Cactus Avenue;
- Provide paved legal access;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Cactus Avenue Improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Cactus Avenue Improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- Coordinate with Public Works - Design Division for the Cactus Avenue Improvement project;
- Dedicate any right-of-way and easements necessary for the Cactus Avenue Improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way, and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0412-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION

9A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC-21-0669</u> DATE FILED: <u>11-9-21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12-15-21</u> PC MEETING DATE: <u>1-4-22</u> R-E to R-2 BCC MEETING DATE: <u>2-2-22</u> OL FEE: <u>\$3,120.00</u> JJ
	PROPERTY OWNER NAME: <u>Wattoo Family Limited Partnership</u> ADDRESS: <u>54 Gulf Stream Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Holden Development Company, LLC</u> ADDRESS: <u>10161 Park Run Drive, Suite 150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>(702) 580-4700</u> CELL: <u>n/a</u> E-MAIL: <u>danielholden@cox.net</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Kaempfer Crowell - Liz Olson</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>EOlson@kcrvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-33-501-003

PROPERTY ADDRESS and/or CROSS STREETS: Cactus Avenue west of Buffalo Drive

PROJECT DESCRIPTION: 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.

D.W. 2/1/21
Property Owner (Signature)*

Dusti Wattoo
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 1, 2021 (DATE)
By Dusti Wattoo

NOTARY PUBLIC: Jessica Moraga

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JESSICA MORAGA
Appt. No 18-3214-1
My Appt Expires May 31, 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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. OLSON

eeolson@kcmvlaw.com
702.792.7000

NZC-21-0669

August 25, 2021

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 640
Las Vegas, NV 89135
Tel 702.792.7000
Fax 702.792.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel 775.852.3900
Fax 775.327.2011

CARSON CITY OFFICE
310 West Fourth Street
Carson City, NV 89703
Tel 775.884.8900
Fax 775.882.0257

VIA ONLINE SUBMITTAL

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

**Re: *Compelling Justification Letter – Nonconforming Zone Change,
Tentative Map, Design Review, Vacation and Waiver
Holden Development
Buffalo and Cactus
APN: 176-33-501-003***

To Whom It May Concern:

This firm represents Holden Development (the "Applicant") in the above referenced matter. The proposed project is located on Cactus Avenue, west of Buffalo Drive. (the "Property"). The Property is more particularly described as Assessor's Parcel Number 176-33-501-003. The Applicant is requesting a nonconforming zone change from R-E to R-2 to allow for a single family residential development. Also included with this application is the corresponding tentative map, vacation and design review applications.

The Property is zoned Rural Estates Residential (R-E) and master planned Open Land (OL). There are several other R-2 developments in the immediate area, as well as various other developments zoned RUD and R-3. The existing R-2, R-3 and RUD developments consist of varying lot sizes ranging from 1,800 square feet to over 8,000 square feet. Directly north of the Property is the Mountains Edge Regional Park. To the east, west and south is vacant BLM property, zoned R-E. The Applicant is requesting a zone change from R-E to R-2 to match the existing zoning of the surrounding developments in order to construct single family homes on similarly sized lots.

The proposed site plan shows a total of 38 lots on 4.92 acres for an overall density of 7.72 lots per acre where 8 lots per acre is permitted within R-2. The lot sizes range in size from 3,309 square feet to 4,959 square feet in size, meeting the required R-2 minimum standards.

This request satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

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

The surrounding area has developed out as R-2, R-3 and RUD single family residential. There is an existing R-2 development south of Cactus, between Buffalo and Durango, which was also approved for R-2 zoning within the last 7 years. The Applicant has designed its project with similar sized lots and home sizes as the adjacent R-2 communities, therefore making the requested zone change appropriate and compatible.

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

The proposed single family residential development is a request for the same zoning in the surrounding area and is providing the same or similar density of the existing communities. The Applicant is meeting all R-2 development standards when it comes to lot sizes, and therefore, is compatible with the surrounding area. While the Site is not located within Mountains Edge Master Plan, it is directly across Buffalo from developments that are within the master plan. The Applicant has carefully designed this Site to provide similar lot sizes and density of those developments.

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

The proposed zone change will not negatively impact the surrounding infrastructure in the area. This Property is located along Cactus Avenue and west of Buffalo Drive both of which are designed to handle higher volumes of traffic. The Applicant will further mitigate any impacts the proposed development may have and technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process.

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

Pursuant to the general goals and policies of the new Urban Land Use Policies, Goal 1 encourages "a comprehensive land use plan to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services and facilities." Here, the proposed single family residential development will create many short-term construction jobs, as well as providing affordable homes for first time home buyers.

Goal 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the Site is located on Cactus Avenue Drive, allowing for easy access while not impacting smaller residential roads with higher traffic volumes.

Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the Urban Specific Land Use Policies, including, but not limited to the following policies:

- Policies 4 and 7 encourage preserving existing residential neighborhoods by encouraging vacant lots to develop as similar densities as the existing area. Here, the Applicant is proposing the same zoning designation and similar density and lot sizes of the adjacent neighborhoods.
- Policy 12 encourages sidewalks on public streets and on at least one side of private streets. Here, the Applicant is providing the appropriate off-sites along Buffalo Drive and sidewalks along both sides of the street within the community.
- Policy 34 encourages projects to provide varied neighborhood design and/or innovative architecture such as varied setbacks, rooflines and architecture. Here, the Applicant is providing various options for elevations and floor plans which will allow for variation throughout the community.

As such, the Site design meets several of the goals and polices set forth in the new Urban Land Use Policies.

DESIGN REVIEW

Access to the development will be from Cactus Avenue with 15-feet of landscaping and detached sidewalks along the right of way. The elevations show two-story homes ranging in size from 2,050 to 2,300 square feet with various elevation options comprised of painted stucco, decorative stone, and architectural features to enhance the community.

The Applicant is also requesting a design review for increased grade to a maximum of 40 inches where 18 inches is required. Due to the topography of the site, and the approximate 5-foot fall from north to south, the increased grade is necessary to develop the Property.

WAIVERS

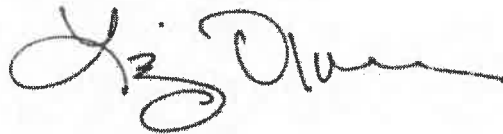
The Applicant is requesting a waiver for the required landscaping along the western property adjacent to the existing drainage channel per Chapter 30.56.040(c). To compensate, the Applicant has instead designed the lots along the western property line to have the side yards adjacent to the drainage channel rather than the backyards.

The Applicant is also requesting a waiver along the west, east and southern property lines to not provide the landscape buffer adjacent to R-E zoned property per Chapter 30.64-11. The surrounding R-E property is BLM. If auctioned in the future, the property will likely be developed as residential with similar zoning, therefore not requiring a landscape buffer. It is unlikely the surrounding property will be developed with R-E lots.

Finally, the Applicant is submitting a request for a vacation of patent easements which are no longer needed around the Property. The required vacation legal description and exhibit is included with this submittal.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,
KAEMPFER CROWELL



Elisabeth E. Olson

01/04/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

CACTUS AVE/BUFFALO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0670-WATTOO FAMILY LP:

VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue (alignment) and Erie Avenue (alignment), and between Buffalo Drive and Cimarron Road (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
176-33-501-003

LAND USE PLAN:
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:
Project Description

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of 33 foot wide government patent easements along the south, east, and west perimeter of the parcel, excepting out the 45 feet for Cactus Avenue which is needed for the dedication of a public right-of-way.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Undeveloped
South, East, & West	Open Land (up to 1 du/10 ac)	R-E	Undeveloped

*The subject parcel is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-21-0669	A nonconforming zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-21-500187	A tentative map for 38 residential lots on 4.9 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 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 February 2, 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 45 feet the to back of curb for Cactus Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Cactus Avenue improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Cactus Avenue improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- Coordinate with Bryan Osborne- Design Division for access to the Drainage Channel;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

10A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0670</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>1-4-23</u> BCC MEETING DATE: <u>2-2-22</u> FEE: <u>\$875.00</u>	DATE FILED: <u>11-9-21</u> TAB/CAC DATE: <u>12-15-21</u> R-2 OL JJ
--	----------------	--	--

PROPERTY OWNER	NAME: <u>Wattoo Family Limited Partnership</u> ADDRESS: <u>54 Gulf Stream Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
----------------	---

APPLICANT	NAME: <u>Holden Development Company, LLC</u> ADDRESS: <u>10161 Park Run Drive, Suite 150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>(702) 580-4700</u> CELL: <u>n/a</u> E-MAIL: <u>danielholden@cox.net</u> REF CONTACT ID #: _____
-----------	--

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

ASSESSOR'S PARCEL NUMBER(S): 176-33-501-003

PROPERTY ADDRESS and/or CROSS STREETS: Cactus Avenue west of Buffalo Drive

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

<p style="text-align: center;"><u>[Signature]</u></p> <p>Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>June 1, 2021</u> (DATE)</p> <p>By <u>Dost Wattoo</u></p> <p>NOTARY PUBLIC: <u>Jessica Moraga</u></p>	<p style="text-align: center;"><u>Dost Wattoo</u></p> <p>Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>NOTARY PUBLIC STATE OF NEVADA County of Clark JESSICA MORAGA Appt. No 18-3214-1 My Appt Expires May 31, 2022</p> </div>
---	---

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

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. OLSON
eolson@kcnylaw.com
702.782.7000

August 25, 2021

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 850
Las Vegas, NV 89135
Tel 702.782.7000
Fax 702.786.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel 775.952.3800
Fax 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel 775.884.8360
Fax 775.882.8257

VIA ONLINE SUBMITTAL

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

VS-21-0670

**Re: *Compelling Justification Letter – Nonconforming Zone Change,
Tentative Map, Design Review, Vacation and Waiver
Holden Development
Buffalo and Cactus
APN: 176-33-501-003***

To Whom It May Concern:

This firm represents Holden Development (the "Applicant") in the above referenced matter. The proposed project is located on Cactus Avenue, west of Buffalo Drive, (the "Property"). The Property is more particularly described as Assessor's Parcel Number 176-33-501-003. The Applicant is requesting a nonconforming zone change from R-E to R-2 to allow for a single family residential development. Also included with this application is the corresponding tentative map, vacation and design review applications.

The Property is zoned Rural Estates Residential (R-E) and master planned Open Land (OL). There are several other R-2 developments in the immediate area, as well as various other developments zoned RUD and R-3. The existing R-2, R-3 and RUD developments consist of varying lot sizes ranging from 1,800 square feet to over 8,000 square feet. Directly north of the Property is the Mountains Edge Regional Park. To the east, west and south is vacant BLM property, zoned R-E. The Applicant is requesting a zone change from R-E to R-2 to match the existing zoning of the surrounding developments in order to construct single family homes on similarly sized lots.

The proposed site plan shows a total of 38 lots on 4.92 acres for an overall density of 7.72 lots per acre where 8 lots per acre is permitted within R-2. The lot sizes range in size from 3,309 square feet to 4,959 square feet in size, meeting the required R-2 minimum standards.

This request satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

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

The surrounding area has developed out as R-2, R-3 and RUD single family residential. There is an existing R-2 development south of Cactus, between Buffalo and Durango, which was also approved for R-2 zoning within the last 7 years. The Applicant has designed its project with similar sized lots and home sizes as the adjacent R-2 communities, therefore making the requested zone change appropriate and compatible.

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

The proposed single family residential development is a request for the same zoning in the surrounding area and is providing the same or similar density of the existing communities. The Applicant is meeting all R-2 development standards when it comes to lot sizes, and therefore, is compatible with the surrounding area. While the Site is not located within Mountains Edge Master Plan, it is directly across Buffalo from developments that are within the master plan. The Applicant has carefully designed this Site to provide similar lot sizes and density of those developments.

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

The proposed zone change will not negatively impact the surrounding infrastructure in the area. This Property is located along Cactus Avenue and west of Buffalo Drive both of which are designed to handle higher volumes of traffic. The Applicant will further mitigate any impacts the proposed development may have and technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process.

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

Pursuant to the general goals and policies of the new Urban Land Use Policies, Goal 1 encourages "a comprehensive land use plan to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services and facilities." Here, the proposed single family residential development will create many short-term construction jobs, as well as providing affordable homes for first time home buyers.

Goal 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the Site is located on Cactus Avenue Drive, allowing for easy access while not impacting smaller residential roads with higher traffic volumes.

Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the Urban Specific Land Use Policies, including, but not limited to the following policies:

- Policies 4 and 7 encourage preserving existing residential neighborhoods by encouraging vacant lots to develop as similar densities as the existing area. Here, the Applicant is proposing the same zoning designation and similar density and lot sizes of the adjacent neighborhoods.
- Policy 12 encourages sidewalks on public streets and on at least one side of private streets. Here, the Applicant is providing the appropriate off-sites along Buffalo Drive and sidewalks along both sides of the street within the community.
- Policy 34 encourages projects to provide varied neighborhood design and/or innovative architecture such as varied setbacks, rooflines and architecture. Here, the Applicant is providing various options for elevations and floor plans which will allow for variation throughout the community.

As such, the Site design meets several of the goals and policies set forth in the new Urban Land Use Policies.

DESIGN REVIEW

Access to the development will be from Cactus Avenue with 15-foot of landscaping and detached sidewalks along the right of way. The elevations show two-story homes ranging in size from 2,050 to 2,300 square feet with various elevation options comprised of painted stucco, decorative stone, and architectural features to enhance the community.

The Applicant is also requesting a design review for increased grade to a maximum of 40 inches where 18 inches is required. Due to the topography of the site, and the approximate 5-foot fall from north to south, the increased grade is necessary to develop the Property.

WAIVERS

The Applicant is requesting a waiver for the required landscaping along the western property adjacent to the existing drainage channel per Chapter 30.56.040(c). To compensate, the Applicant has instead designed the lots along the western property line to have the side yards adjacent to the drainage channel rather than the backyards.

The Applicant is also requesting a waiver along the west, east and southern property lines to not provide the landscape buffer adjacent to R-E zoned property per Chapter 30.64-11. The surrounding R-E property is BLM. If auctioned in the future, the property will likely be developed as residential with similar zoning, therefore not requiring a landscape buffer. It is unlikely the surrounding property will be developed with R-E lots.

Finally, the Applicant is submitting a request for a vacation of patent easements which are no longer needed around the Property. The required vacation legal description and exhibit is included with this submittal.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

01/04/22 PC AGENDA SHEET

BUFFALO CACTUS WEST
(TITLE 30)

CACTUS AVE/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500187-WATTOO FAMILY LP:

TENTATIVE MAP consisting of 38 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
176-33-501-003

LAND USE PLAN:
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 38
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,311/5,010
- Project Type: Single family residential

The plans depict a single family residential development totaling 38 single family lots and 3 common area lots on 4.9 acres. The density of the residential subdivision is 7.7 dwelling units per acre. The lots range in size from a minimum of 3,311 square feet to a maximum of 5,010 square feet. One access point is shown from Cactus Avenue to the north. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street. One street runs north to south with 1 cul-de-sac and 1 cul-de-sac and stub street farther south branching off the north/south street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Undeveloped
South, East, & West	Open Land (up to 1 du/10 ac)	R-E	Undeveloped

*The subject parcel is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-21-0669	A nonconforming zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-21-0670	A vacation of patent easements on 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.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 2, 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet the to back of curb for Cactus Avenue;
- Provide paved legal access;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Cactus Avenue Improvement project;

- 90 days to record required right-of-way dedications and any corresponding easements for the Cactus Avenue Improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- Coordinate with Public Works - Design Division for the Cactus Avenue Improvement project;
- Dedicate any right-of-way and easements necessary for the Cactus Avenue Improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Streets shall have approved street names and suffixes;
- The street shown as Oliva shall have the suffix of Court;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0412-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



TENTATIVE MAP APPLICATION 11A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500187</u>	DATE FILED: <u>11-9-21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>PK</u>	TAB/CAC DATE: <u>12-15-21</u>
		TAB/CAC: <u>Enterprise</u>	PC MEETING DATE: <u>1-4-22</u>
		BCC MEETING DATE: <u>2-2-22</u>	R-2
		FEE: <u>\$750.00</u>	OL
			JJ

PROPERTY OWNER	NAME: <u>Waltoo Family Limited Partnership</u>
	ADDRESS: <u>54 Gulf Stream Court</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u>

APPLICANT	NAME: <u>Holden Development Company, LLC</u>
	ADDRESS: <u>10161 Park Run Drive, Suite 150</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u>
	TELEPHONE: <u>(702) 580-4700</u> CELL: <u>n/a</u>
	E-MAIL: <u>danielholden@cox.net</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 176-33-501-003

PROPERTY ADDRESS and/or CROSS STREETS: Cactus Avenue west of Buffalo Drive

TENTATIVE MAP NAME: Buffalo Cactus West

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)* Deist Waltoo Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 1, 2021 (DATE)
 By Deist Waltoo
 NOTARY PUBLIC: Jessica Moraga

NOTARY PUBLIC
 STATE OF NEVADA
 County of Clark
 JESSICA MORAGA
 Appt. No 18-3214-1
 My Appt Expires May 31, 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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. OLSON

elolson@kcrcvlaw.com
702.792.7000

August 25, 2021

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel 702.792.7000
Fax 702.796.7161

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel 775.852.3900
Fax 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel 775.884.6300
Fax 775.882.0257

VIA ONLINE SUBMITTAL

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

**Re: *Compelling Justification Letter – Nonconforming Zone Change,
Tentative Map, Design Review, Vacation and Waiver
Holden Development
Buffalo and Cactus
APN: 176-33-501-003***

To Whom It May Concern:

This firm represents Holden Development (the "Applicant") in the above referenced matter. The proposed project is located on Cactus Avenue, west of Buffalo Drive. (the "Property"). The Property is more particularly described as Assessor's Parcel Number 176-33-501-003. The Applicant is requesting a nonconforming zone change from R-E to R-2 to allow for a single family residential development. Also included with this application is the corresponding tentative map, vacation and design review applications.

The Property is zoned Rural Estates Residential (R-E) and master planned Open Land (OL). There are several other R-2 developments in the immediate area, as well as various other developments zoned RUD and R-3. The existing R-2, R-3 and RUD developments consist of varying lot sizes ranging from 1,800 square feet to over 8,000 square feet. Directly north of the Property is the Mountains Edge Regional Park. To the east, west and south is vacant BLM property, zoned R-E. The Applicant is requesting a zone change from R-E to R-2 to match the existing zoning of the surrounding developments in order to construct single family homes on similarly sized lots.

The proposed site plan shows a total of 38 lots on 4.92 acres for an overall density of 7.72 lots per acre where 8 lots per acre is permitted within R-2. The lot sizes range in size from 3,309 square feet to 4,959 square feet in size, meeting the required R-2 minimum standards.

This request satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

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

The surrounding area has developed out as R-2, R-3 and RUD single family residential. There is an existing R-2 development south of Cactus, between Buffalo and Durango, which was also approved for R-2 zoning within the last 7 years. The Applicant has designed its project with similar sized lots and home sizes as the adjacent R-2 communities, therefore making the requested zone change appropriate and compatible.

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

The proposed single family residential development is a request for the same zoning in the surrounding area and is providing the same or similar density of the existing communities. The Applicant is meeting all R-2 development standards when it comes to lot sizes, and therefore, is compatible with the surrounding area. While the Site is not located within Mountains Edge Master Plan, it is directly across Buffalo from developments that are within the master plan. The Applicant has carefully designed this Site to provide similar lot sizes and density of those developments.

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

The proposed zone change will not negatively impact the surrounding infrastructure in the area. This Property is located along Cactus Avenue and west of Buffalo Drive both of which are designed to handle higher volumes of traffic. The Applicant will further mitigate any impacts the proposed development may have and technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process.

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

Pursuant to the general goals and policies of the new Urban Land Use Policies, Goal 1 encourages "a comprehensive land use plan to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services and facilities." Here, the proposed single family residential development will create many short-term construction jobs, as well as providing affordable homes for first time home buyers.

Goal 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the Site is located on Cactus Avenue Drive, allowing for easy access while not impacting smaller residential roads with higher traffic volumes.

Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the Urban Specific Land Use Policies, including, but not limited to the following policies:

- Policies 4 and 7 encourage preserving existing residential neighborhoods by encouraging vacant lots to develop as similar densities as the existing area. Here, the Applicant is proposing the same zoning designation and similar density and lot sizes of the adjacent neighborhoods.
- Policy 12 encourages sidewalks on public streets and on at least one side of private streets. Here, the Applicant is providing the appropriate off-sites along Buffalo Drive and sidewalks along both sides of the street within the community.
- Policy 34 encourages projects to provide varied neighborhood design and/or innovative architecture such as varied setbacks, rooflines and architecture. Here, the Applicant is providing various options for elevations and floor plans which will allow for variation throughout the community.

As such, the Site design meets several of the goals and polices set forth in the new Urban Land Use Policies.

DESIGN REVIEW

Access to the development will be from Cactus Avenue with 15-feet of landscaping and detached sidewalks along the right of way. The elevations show two-story homes ranging in size from 2,050 to 2,300 square feet with various elevation options comprised of painted stucco, decorative stone, and architectural features to enhance the community.

The Applicant is also requesting a design review for increased grade to a maximum of 40 inches where 18 inches is required. Due to the topography of the site, and the approximate 5-foot fall from north to south, the increased grade is necessary to develop the Property.

WAIVERS

The Applicant is requesting a waiver for the required landscaping along the western property adjacent to the existing drainage channel per Chapter 30.56.040(c). To compensate, the Applicant has instead designed the lots along the western property line to have the side yards adjacent to the drainage channel rather than the backyards.

The Applicant is also requesting a waiver along the west, east and southern property lines to not provide the landscape buffer adjacent to R-E zoned property per Chapter 30.64-11. The surrounding R-E property is BLM. If auctioned in the future, the property will likely be developed as residential with similar zoning, therefore not requiring a landscape buffer. It is unlikely the surrounding property will be developed with R-E lots.

Finally, the Applicant is submitting a request for a vacation of patent easements which are no longer needed around the Property. The required vacation legal description and exhibit is included with this submittal.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "Elisabeth E. Olson". The signature is fluid and cursive, with a large initial "E" and "O".

Elisabeth E. Olson

01/04/22 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

RUSH AVE/FAIRFIELD AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0654-KRSHUL REBECCA & JAMES:

USE PERMIT to increase the size of an accessory structure (garage) in conjunction with a single family residence on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Rush Avenue and the east side of Fairfield Avenue within Enterprise. MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:
177-28-811-015

USE PERMIT:
Allow an accessory structure (2,000 square foot garage) on a single family residential lot that exceeds one half of the footprint of the principal dwelling which is 1,674 square feet where not allowed per Table 30.44-1 (a 21.4% increase).

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

BACKGROUND:

Project Description

General Summary

- Site Address: 352 Rush Avenue
- Site Acreage: 0.4
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 18.6
- Square Feet: 3,348 (principal dwelling)/2,000 (accessory structure)
- Parking Required/Provided: 2/2

Site Plans

The site plans show an existing 3,348 square foot single family residence on the southern portion of the parcel facing Rush Avenue. The proposed 2,000 square foot accessory structure (garage) will be located 30 feet north of the residence within 5 feet of the north and east property lines. The site plans show a paved parking area/driveway directly west of the proposed accessory structure with a 12 foot wide driveway from Fairfield Avenue. An existing 5 foot high retaining

wall with decorative metal fence is along Fairfield Avenue. Access to the parcel is from Rush Avenue.

Landscaping

Existing trees located along Fairfield Avenue, on the subject parcel, are proposed to be removed and replaced on the property in order to construct a new retaining wall along the west property line. The proposed wall will be 5.5 feet from the back edge of the existing sidewalk along Fairfield Avenue on the property line.

Elevations

The plans depict an 18.6 foot high accessory building (garage) with a stucco exterior and a tiled roof to match the existing residence. The west elevation shows 2 panelized roll-up garage doors and the south elevation shows an additional panelized garage door with an entry door. The proposed wall along Fairfield Avenue will be 3 feet of retaining wall and 6 feet of decorative wall.

Floor Plans

The plans show a 2,000 square foot accessory structure (garage) with an open floor plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the proposed oversized accessory structure will not have a negative impact on the surrounding area and requests approval of the Use.

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff reviews use permit requests to ensure compatibility with existing and planned development in the surrounding area. The proposed accessory structure (garage) combined with the residence will not exceed the lot coverage limitation in the R-E zoning district. Although the accessory structures on the property exceeds the footprint of the principal structure, the cumulative square footage of all the structures on the property is 30% of the lot coverage and the R-E zone allows for lot coverage of up to 50%. An accessory structure, such as a garage, is in keeping with the overall rural character of the area. Based on the overall size of the parcel relative to the surrounding area and existing residential zoning, the proposed use permit is in keeping with the surrounding area; therefore, staff can support the requests.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES KRSHUL

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

12A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0654</u> DATE FILED: <u>11/3/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12/15/21</u> PC MEETING DATE: <u>1/04/2022</u> BCC MEETING DATE: _____ FEE: <u>\$1150</u>
	PROPERTY OWNER NAME: <u>KRSHUL REBECCA & JAMES</u> ADDRESS: <u>352 RUSH AVENUE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>KRSHUL REBECCA & JAMES</u> ADDRESS: <u>352 RUSH AVENUE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>VTN-NEVADA c/o Jeffery Armstrong</u> ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702)873-7550</u> CELL: _____ E-MAIL: <u>jeff@vtnnv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-28-801-015

PROPERTY ADDRESS and/or CROSS STREETS: 352 E. RUSH AVENUE

PROJECT DESCRIPTION: A PROPOSED ACCESSORY STRUCTURE ON 0.39 ACRES

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

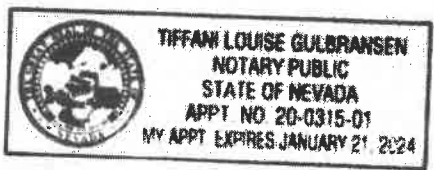
[Signature]
Property Owner (Signature)

Rebecca Krshul
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 8, 2021 (DATE)
By Rebecca Krshul

NOTARY PUBLIC: Tiffany Louise Gulbransen



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



**PLANNER
COPY**

UC-21-0694

September 25, 2021

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

Attention: Planning Department

Subject: Justification Letter for:
1. Special Use Permit for oversized accessory structure.
2. Waiver of Development Standards for wall closer than 10 feet to the existing roadway.

APN #177-28-811-015

Planning Department:

On behalf of our clients Rebecca and James Krshul, VTN Nevada is requesting the approval of a Special Use Permit and Waiver of Development Standards for the above referenced parcel. Mr. and Mrs. Krshul are proposing to construct a 2,000 square foot accessory structure on the subject property. The subject parcel is currently zoned RE (Rural Estates Residential) with land use designations of RNP (Rural Neighborhood Preservation) within the Enterprise Land Use planning area, Commissioner Michael Naft's district.

The subject property is located north of Rush Avenue and east of Fairfield Avenue.

Project Information:

The project site is bound by properties with planned land use and zoning as follows:

- North: RNP (Rural Neighborhood Preservation)/ RNP
- West: RNP (Rural Neighborhood Preservation)/ RNP
- South: RD (Suburban Estates Residential) / CN (Commercial Neighborhood)
- East: RNP (Rural Neighborhood Preservation)/ RNP

Request

Request: For a proposed 2,000 square foot accessory building in conjunction with an existing residence.

2. Special Use Permit

Request:

To allow an accessory structure greater than 50% of the existing dwelling. The subject property was developed with one main house with an attached garage. The existing home is approximately 2,804 square feet in size with a 544 square foot attached garage for a total square footage of 3,348 square feet.

The subject property is approximately 17,033 square feet in size. Current RE (Rural residential Estates) standards (30.40-1) allow for a maximum lot coverage of 50% (Title 30.08-5.7).

Table 33.44-1-4 states Unless located within Community District 5 (CD5), an accessory building on a single family residential lot shall not exceed 1/2 the footprint, nor shall the cumulative area of all accessory buildings exceed the footprint of the principal dwelling (principal building footprint does not include overhangs, patio covers, or similar structures). See separate regulations for agricultural accessory buildings, accessory apartments, temporary living quarters. Notes - Structures within the side or rear yard which do not.*

Response

The subject main structure is approximately 3,348 square feet in size. The proposed accessory structure is 2,000 square feet in size, which exceeds the maximum 50% allowed, therefore the application is requesting this special use permit.

- 1. Existing structure = 3,348 sf.
- 2. 50% of existing = 1,647 sf. (maximum allowed for accessory structure)
- 3. Proposed structure = 2,000 sf.
- 4. Difference = + 353 sf.

2. Waivers of Development Standards

- 1. To allow a reduced setback from the proposed wall to an existing roadway.

Section 30.16.100 – Waiver of Development Standards

1. The applicant for a waiver of development standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

A. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

Response

The requested waiver will not detrimentally affect the adjacent properties in any way.

B. The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public welfare;

Response

The requested waiver will not adversely affect the surrounding property owners in any way. The waivers are the minimum necessary to development the site.

C. The granting of such application shall be in harmony with the general purpose, goals, objectives and standards of the Plan and of this Title. and;

Response

The requested waiver will not adversely affect the surrounding property owners in any way. The waivers are the minimum necessary to development the site and will meet the standards and objectives of the Title 30.

D. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities or services

Response

The requested waiver will not create any impact on the surrounding property owners in any way. The waivers are the minimum necessary to development the site.

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

Sincerely,

Jeffrey Armstrong
Planning Manager

cc: Gene Krametbauer, PE, VTN

01/04/22 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

RAINBOW BLVD/WARM SPRINGS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0661-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/bb/jo (For possible action)

RELATED INFORMATION:

APN:
176-10-514-002 ptn

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: 7337 S. Rainbow Blvd #101
- Site Acreage: 9 (portion)
- Project Type: Service bar
- Square Feet: 2,410
- Parking Required/Provided: 306/474

Site Plans

This request is to allow a service bar in conjunction with a proposed restaurant (Daisho Sushi Lounge). The plans depict an existing multi-use retail center. The restaurant is located within a standalone building on the southeast corner of the property and shares the building with a Wendy's. The building is oriented towards the north. The overall retail center maintains vehicular access from Warm Springs Road and Rainbow Boulevard. No changes are proposed to the site design. The multi-use retail center has a total of 474 parking spaces where 306 spaces are required for the retail center.

Landscaping

On-site landscaping exists, and no new landscaping is proposed or required.

Elevations

The existing restaurant is adorned with decorative blue metal features with an awning over the main entrance on the north side of the building. The building is also painted blue and gray. The west and north sides of the building have aluminum framed windows. There are no new changes being proposed to the building elevations.

Floor Plans

The plans depict a proposed 2,410 square foot restaurant with a kitchen, prep area, washing area, service bar, seating area, sushi bar, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests approval of the service bar so that patrons can enjoy beer and wine with meals.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0601	Service bar in conjunction with a restaurant	APPROVED /DENIED BY PC	December 2021
TM-0097-17	Commercial subdivision on 12 acres	Approved by PC	July 2017
ZC-16-0923	Reclassified 2.1 acres from R-E to C-1 zoning for the southeast portion of the shopping center	Approved by BCC	March 2017
ZC-07-1458	Reclassified 5 acres from R-E to C-1 zoning for the center of the shopping center	Approved by BCC	February 2008
ZC-1180-01	Reclassified 5 acres from R-E to C-1 zoning for the western portion of the shopping center	Approved by BCC	October 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Warehouse
South	Commercial Neighborhood	C-1	Undeveloped
East	Commercial General	C-2	Shopping center
West	Commercial Neighborhood	C-1 & 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

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff does not anticipate any negative impacts to the surrounding area since the primary function of the suite will be a restaurant. The service bar will be an accessory and secondary use to the restaurant, where alcohol can only be served with meals. The proposed use supports Economics Policy 1 of the Comprehensive Master Plan, Public Facilities and Services Element, which encourages the development of a diversified economic base.

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LEI ZHANG

CONTACT: LEI ZHANG, LJI, LLC, 7435 S. EASTERN AVE 110, LAS VEGAS, NV 89123

DaiSho Sushi



LAND USE APPLICATION 13A

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

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0661</u> DATE FILED: <u>11-8-2021</u> PLANNER ASSIGNED: <u>ASB</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12-15-2021</u> PC MEETING DATE: <u>1-4-2021 7pm</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Dynamic Warm Springs Investments, LLC</u> ADDRESS: <u>30700 Russell Ranch Rd., Suite #250</u> CITY: <u>Westlake Village</u> STATE: <u>CA</u> ZIP: <u>91362</u> TELEPHONE: <u>310-315-5411</u> CELL: _____ E-MAIL: <u>JTrifunovic@dynamicdevco.com</u>
	APPLICANT NAME: <u>LEI ZHANG LTC, LLC</u> ADDRESS: <u>8078 CHOCOLATE HILLS CT</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>891113</u> TELEPHONE: _____ CELL: <u>7025882074</u> E-MAIL: <u>FENGJINGJING550@GM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-10-514-002
 PROPERTY ADDRESS and/or CROSS STREETS: 7395 S RAINBOW BLVD 120 LAS VEGAS NV 89139
 PROJECT DESCRIPTION: FULL SERVICE SUSHI RESTAURANT

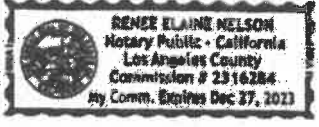
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF California
 COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON June 16, 2021 (DATE)

By [Signature]
 NOTARY PUBLIC: Renee Elaine Nelson



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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

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

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 16 day of June, 2021

by
(1) Daman Parker
Name of Signer

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

(and

(2) n/a
Name of Signer

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



Place Notary Seal Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Land Use App.

Document Date: _____ Number of Pages: 4

Signer(s) Other Than Named Above: n/a

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

JUSTIFICATION LETTER

To zoning department,

We, LJL, LLC, DBA Daisho sushi lounge, located at 7395 S Rainbow Blvd, #120, Las Vegas NV 89139 are going to apply for business license and liquor license. We will have indoor soft construction to build up a new sushi restaurant estimated from October to December. The reason we apply for liquor license is we mainly serve Japanese cuisine, and it's better to serve some Japanese beer, domestic wine, Japanese sake whisky which can highly increase the taste of the sushi, so we can get more customers of high quality food and drinks. It will be a great place for people around that area to have casual dining with a zip of wine or sake with friends and families.

Our contact information:

Name: Lei Zhang (owner) 7025882074

Pete Picarra (contractor) 7025064733

Please contact us if any issues, thank you very much.

LJL, LLC

Lei Zhang 9/11/2021

PLANNER
COPY

UC-21-0661

01/04/22 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

MAULE AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0667-SV LAND, LLC:

USE PERMIT for a major training facility
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with an existing commercial complex on 5.0 acres in an M-1 (Light Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the south side of Maule Avenue, 950 feet west of Jones Boulevard within Enterprise. MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:
176-02-711-002 thru 004

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking to 246 spaces where 329 spaces are required (a 25% decrease).

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

BACKGROUND:

Project Description
General Summary

- Site Address: 6255 W. Maule Avenue (applicant's site – Suite 150), 6280 W. Badura Avenue, and 6260 W. Badura Avenue
- Site Acreage: 5
- Project Type: Proposed major training facility (Martial Arts)
- Number of Stories: 1
- Square Feet: 10,969 (Building A)/5,960 (Lease space for proposed major training facility – martial arts)/39,539 (Building B)/13,367 (Building C)
- Parking: 246 provided for the entire complex (parking reduction previously approved via ZC-0090-04)/329 required with new parking calculation

History & Site Plan

ZC-0090-04 reclassified a 5 acre parcel located south of Maule Avenue, north of Badura Avenue, and 950 feet west of Jones Boulevard from C-2 to M-1 zoning. The zone change included a use permit to allow retail as a principal use, waivers for reduced parking (246 parking

spaces), allow tandem parking, and a design review for vehicle paint and body shop and retail buildings.

The overall site plan from the zone change includes 3 buildings on 3 separate parcels. Building A is located on the northernmost portion of the complex (APN 176-02-711-002), and north of Building B which is centrally located (APN 176-02-711-003). Building C is located on the southern portion of the complex (APN 176-02-711-004). Commercial driveways are located along the northernmost property line adjacent to Maule Avenue, and along the southernmost property line adjacent to Badura Avenue. Two hundred forty six parking spaces are provided throughout the entire complex.

The applicant is proposing a major training facility (martial arts) establishment in the existing northernmost commercial building (Building A) on the subject parcel. This commercial building is located south of Maule Avenue. There is an existing vehicle repair facility on the easternmost portion of the building. Building B and Building C are currently utilized as vehicle repair facilities.

Currently the site provides 246 parking spaces which was a previously approved parking reduction with ZC-0090-04. The parking reduction request is to update the number of required parking to 329 spaces where 310 spaces were previously presented with ZC-0090-04. Since there are no retail establishments as a principal use, the required/provided parking was recalculated for the current uses for the entire complex. Staff finds that the entire complex currently includes vehicle repair establishments only, and the applicant is proposing to include a major training facility for martial arts.

Landscaping

Landscaping exists on-site and is neither required nor a part of this request.

Elevations

Submitted photos for Building A depict a 1 story building with sand texture exterior plaster painted walls, decorative metal canopies, parapet style roof, black aluminum door and window systems, and roll-up doors.

Floor Plans

The proposed major training facility includes an entry way, mat area, waiting area, office, restrooms, weight room, and a punching bag area. The overall area of the lease space is 5,960 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed major training facility (The Wand Fight Team) provides mixed martial arts classes to the community. There will be no more than 40 students inside the facility. Classes are offered for the majority of the week, primarily in the evenings. The proposed major training facility will

not cause any parking complications because the majority of the complex is closed when the applicant will be conducting classes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0090-04 (ET-0031-07)	First extension of time to reclassify 5 acres from C-2 to M-1 zoning for a vehicle paint and body shop and retail buildings; use permit to allow retail uses as a principal use; waivers for reduced parking, allow tandem parking; and a design review	Approved by BCC	March 2007
TM-0117-06	1 lot commercial subdivision	Approved by PC	April 2006
ZC-0090-04	Reclassified 5 acres from C-2 to M-1 zoning for a vehicle paint and body shop and retail buildings; use permit to allow retail uses as a principal use; waivers for reduced parking, allow tandem parking; and a design review	Approved by BCC	February 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Undeveloped
South	Business and Design/Research Park	M-1	Vehicle repair facility (Building B)
East	Business and Design/Research Park	R-E	Undeveloped
West	Business and Design/Research Park	M-D	Distribution center

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

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the proposed use is appropriate for the site and should not negatively impact the surrounding businesses within the complex. Per the applicant the classes are primarily held in the evenings which should not hinder the existing vehicle repair business within Building A. Parcels to the north, west, and east are still undeveloped; therefore, the proposed major training facility should have minimal impact to the neighborhood. Staff supports this request.

Waiver of Development Standards

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

Staff typically does not support parking reduction requests; however, this request does not reduce the amount of existing parking spaces. The re-calculation of the parking spaces based on vehicle repair establishments within the complex results in an increase in required parking to 329 spaces where 310 spaces were previously presented with the zone change. Currently, there are 246 parking spaces located throughout the site, with cross-access provided between all 3 parcels. The existing vehicle repair establishments in all 3 buildings close in the evening, which is around the same time that most of the applicant's classes are being held. Staff finds the request to be rational and the proposed use will not negatively impact the parking within the complex.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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: THAISA SIMOES MONTEIRO
CONTACT: THAISA SIMOES MONTEIRO, LT MARTIAL ARTS LLC, 6314 SCREE CT,
LAS VEGAS, NV 89139

DRAFT



LAND USE APPLICATION
DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

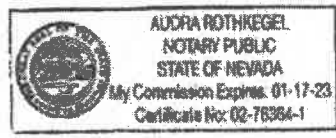
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-01067</u> DATE FILED: <u>11/9/2021</u> PLANNER ASSIGNED: <u>JK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12/15/21</u> PC MEETING DATE: <u>Jan. 4, 2022</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>SV Land LLC</u> ADDRESS: <u>3755 Breakthrough Way #250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702)304-8383</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>
	APPLICANT NAME: <u>LT Martial Arts LLC dba Wand Fight Team</u> ADDRESS: <u>3061 Business Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>(702)538-8300</u> CELL: <u>(702)527-9723</u> E-MAIL: <u>manager@wandfightteam.vegas</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Thaisa Simoes Monteiro</u> ADDRESS: <u>6314 Sree Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-538-8300</u> CELL: <u>702-527-9723</u> E-MAIL: <u>monteiro.thaisa@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-02-711-002
 PROPERTY ADDRESS and/or CROSS STREETS: 6255 W MAULE AVE
 PROJECT DESCRIPTION: Martial Arts School

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.

R. M. Tiberti R
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON September 21, 2021 (DATE)
 By Rivaldo Tiberti
 NOTARY PUBLIC: Audra Rothkegel



*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.

WAND FIGHT TEAM

Martial Arts & Fitness

3061 Business Lane, Las Vegas, NV 89103

Phone: (702) 538-8300 Fax: +1 844 272-6179 Website: www.wandfightteam.vegas

SPECIAL USE PERMIT - JUSTIFICATION LETTER

UC-21-0667

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155
PH: 702-455-4314
FAX: 702-455-3271

Dear Sir or Madam:

Wand Fight Team is an established business founded by Wanderlei Silva, former World Champion Mixed Martial Arts fighter, in 2009. He and I are partners and are requesting permission to continue operating a special training facility where we can share our unique athletic skills with other individuals interested in this sport. We've been providing quality service successfully for the past 13 years, with no more than 40 students inside the building at any given time.

We applied in the past for a "Special Use Permit" for two previous addresses, 4631 Dean Martin Drive Suite 300, and 3061 Business Ln, in both occasions the permits were granted. The need of a larger industrial building is to accommodate mat area for training. The new facility is located just west of the UFC Headquarters. Mr. Silva and I request your approval for a new "Special Use Permit" so we can honor current memberships and sell new ones to this training facility and operate this business in Clark County, Nevada.

There are several other special gyms and athletic training facilities located in the industrial areas of our community, including a boxing gym from Oscar de La Roy who is our neighbor (Top Rank), Randy Couture's MMA gym Xtreme Couture, Las Vegas Circus Center amongst many others. This new facility should have no impact on any of the adjacent properties. The next door tenant is an auto repair facility with operations during common business hours; our operations are concentrated essentially in the evenings, providing extra parking for those hours.

Please review the attached documents showing the location of the property, interior floor plan and photos. We appreciate your time to review these materials, and we request a speedy approval. Please call with any questions or comments.

Thank you very much for your consideration.

Sincerely,

Thaiza Simoes Monteiro - Manager
(702)527-9723

01/04/22 PC AGENDA SHEET

SETBACKS
(TITLE 30)

BLUE DIAMOND RD/HUALAPAI WAY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0648-AMH NV8 DEVELOPMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residential development on 0.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located approximately 100 feet north of Oleta Avenue and 175 feet east of Hualapai Way within Enterprise. JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:
176-19-216-026; 176-19-216-047 and 176-19-216-048

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setbacks for lots 26 and 48 to 8 feet where 15 feet is required per Table 30.40-2 (a 46.7% decrease).
- b. Reduce the rear setback for lot 47 to 11.2 feet where 15 feet is required per Table 30.40-2 (a 25.3% decrease).

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES
ENTERPRISE - RESIDENTIAL-SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description
General Summary

- Site Address: 9176 Ribbon Meadow Court, 9174 & 9180 Liberty Cap Court
- Site Acreage: 0.2 (all 3 lots)
- Minimum/Maximum Lot Size (square feet): 3,310.6 to 3,659
- Project Type: Setbacks
- Number of Stories: 2
- Building Height (feet): 24.2 to 26.5
- Square Feet: 1,851 (all 4 models)

Site Plans

The plans depict a recently approved subdivision of Hualapai/Oleta which consists of 109 lots. This application is for 3 parcels within the single family development. The 3 parcels, lots 26, 47, and 48, have proposed setback reductions. All 3 lots are along the bulb of 2 cul-de-sacs extending south from Cathedral Spires Avenue. The plans show a reduced setback for the rear portion of the parcels ranging from an 8 foot wide rear yard (lots 26 & 48) to 11.2 foot wide rear yard (lot 47). The side setbacks of 5 feet are maintained and exceeded on the north side of each parcel. Each parcel is depicted with a reduced front setback of 18 feet per Table 30.40-2. Access to the subject parcels will be from Hualapai Way and private internal streets to the developing subdivision.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the proposed rear setback reductions are requested by the developer because the developer does not want to offer a smaller home within the development. In addition, the lots are internal to the subdivision and shall not impact the surrounding area. The applicant states lots 26, 47, and 48 will be prohibited from having a patio cover on the site due to the proposed reduced setbacks.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400066 (Nzc-0872-16)	Second extension of time to reclassify 15.2 acres from H-2 & R-E to R-2 zoning for a single family residential subdivision	Approved by BCC	June 2021
TM-21-500046	109 lot single family residential subdivision	Approved by BCC	June 2021
WS-21-0189	Increased wall heights in conjunction with a single family development	Approved by BCC	June 2021
ADET-20-900155 (Nzc-0872-16)	First extension of time to reclassify 15.2 acres from H-2 & R-E to R-2 zoning for a single family residential subdivision	Approved by ZA	March 2020
DA-19-900116	Standard development agreement	Approved by BCC	May 2019
VS-18-0424	Vacated and abandoned easements	Approved by PC	July 2018
VS-0919-17	Vacated and abandoned easement	Approved by PC	December 2017
TM-0175-16	120 single family residential lots - expired	Approved by BCC	March 2017
Nzc-0872-16	Reclassified 15.2 acres from H-2 & R-E to R-2 zoning for a single family residential subdivision	Approved by BCC	March 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Public Facilities	R-2	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.

Staff reviews waivers of development standards to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of an area, and help to moderate visual impacts and possible safety issues. Only 3 parcels within the 109 lot subdivision are proposed to have setback reductions. The subdivision offers 4 models of homes, each model with the same square footage and similar features within the homes. Thoughtful design and minor modifications to an offered model or 2 could provide the opportunity to meet the setbacks on all of the parcels.

In addition, the R-2 zoning district has setback allowances for patio covers that include a 3 foot setback from an interior side and a 3 foot setback from the rear property line. Per the floor plans provided in the application, the other 106 lots will be developed with a 10.3 foot by 12 foot patio cover. The parcels included in this application are prohibited from having patio covers by the applicant, although the code could allow for a patio cover within the side or rear yards based on Table 30.40-2.

The size of the parcels included in the application do not vary from the neighboring parcels within the development and the lots conform to the R-2 size requirements; however, reducing the setbacks to fit a larger sized model on the lot is not in keeping with the surrounding development within the subdivision, and staff cannot support the request. Staff finds that the proposed reduction is a self-imposed hardship and will ultimately affect the future home buyer with the inability to use their outdoor space like the other 106 lots within the developing subdivision.

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:

- Patio covers within the side or rear yard to meet Table 30.40-2 allowances.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH NV8 DEVELOPMENT, LLC

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

01/04/22 PC AGENDA SHEET

DRIVEWAY WIDTH
(TITLE 30)

BELCASTRO ST/GOMER RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0649-GREYSTONE NEVADA, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase residential driveway width.
DESIGN REVIEW for single family residences on 10.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone:

Generally located on the north and south sides of Gary Avenue, the east and west sides of Belcastro Street (alignment), and the north side of Gomer Road within Enterprise. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:
176-22-801-024; 176-22-801-026 and 176-22-801-027

WAIVER OF DEVELOPMENT STANDARDS:
Increase residential driveway width to 57 feet where 28 feet is the maximum per Uniform Standard Drawing 222 (a 104% increase).

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 10.4
- Number of Lots: 20
- Density (du/ac): 1:9
- Project Type: Single family residential home models
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,814 & 4,150

Background
This application is to increase the driveway width and add 2 additional home models for up to 20 lots for a second phase of a previously approved subdivision (TM-0153-16). Thirty-two lots were mapped and recorded in phase 1, which are located on the south side of Gary Avenue, the

north side of Gomer Road, the east side of Monte Cristo Way (alignment), and the west side of Belcastro Street. The recorded portion of this subdivision is located on the south and west sides of the remaining portion of the site. On the remaining lots within the subdivision, the additional home models will include recreational vehicle garages, and the increased driveway widths will accommodate the recreational vehicles along with 3 and 4 car garages.

Site Plan

The remaining portion of the previously approved subdivision (TM-0153-16) depicts a 4 lot cul-de-sac on the northwest corner of Gary Avenue and Belcastro Street, 8 lots on the south side of Gary Avenue between Belcastro Street and Montessori Street, and two, 4 lot cul-de-sacs on the east and west sides of Montessori Street. No changes are proposed to the previously approved layout of the subdivision.

A waiver of development standards is necessary to allow driveways on the remaining lots up to 57 feet wide where 28 feet is the maximum.

Landscaping

No changes to the previously approved landscaping are proposed with this application.

Elevations

The new single family residence elevations extend up to a maximum height of 23 feet to the peak of the pitched roof. An attached recreational vehicle garage is included with both models, which also includes 3 and 4 car garages. Exterior materials include painted stucco, trim around the windows and doors, and other architectural accents such as faux shutters and stone veneer.

Floor Plans

The proposed floor plans are 3,814 square feet and 4,150 square feet.

Applicant's Justification

According to the applicant, the additional driveway width will allow unimpeded vehicular ingress and egress for homes with 3 or 4 car garages and recreational vehicle garages. The additional home models will provide the additional amenity of an attached recreational vehicle garage.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0750-16	Single family residential subdivision and waiver of conditions of WS-0213-16 requiring certain street dedications	Approved by BCC	January 2017
VS-0751-16	Vacated and abandoned rights-of-way and easements	Approved by BCC	January 2017
TM-0153-16	56 single family residential lots	Approved by BCC	January 2017

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0213-16	Single family residential subdivision with increased wall height, with waivers for off-site improvements and reduced street intersection	Approved by BCC	June 2016
TM-0042-16	56 single family residential lots - expired	Approved by BCC	June 2016
ZC-1026-05	Reclassified properties from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Design Review

The 2 additional home models comply with Title 30 standards for single family residential design, and staff can support the request since Public Works supports the waiver of development standards to increase the driveway width.

Public Works - Development Review

Waiver of Development Standards

The site is in the Rural Neighborhood Preservation (RNP I) overlay district, in which the roads are built to non-urban standards. In addition the site will not have any sidewalks, and the residential driveways meet all the other minimum requirements per Uniform Standard Drawing 222; therefore, staff has no objection to the increased driveway widths.

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

- Coordinate with Public Works - Design Division for the Blue Diamond Railroad Channel improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Blue Diamond Railroad Channel 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 the Blue Diamond Railroad Channel improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for Blue Diamond Railroad Channel improvement project;
- All other right-of-way and easement dedications to record with the subdivision map.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAVE CORNOYER

**CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106**



LAND USE APPLICATION

16A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

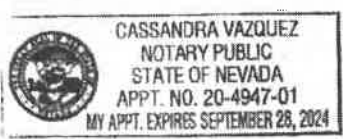
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> 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: <u>WS-21-0649</u> DATE FILED: <u>11/1/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>12/15/21</u> PC MEETING DATE: <u>1/4/22</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 W Russell Rd, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-736-9100</u> CELL: <u>702-736-9200</u> E-MAIL: <u>David.Cornoyer@lennar.com</u>
	APPLICANT NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 W Russell Rd, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-736-9100</u> CELL: <u>702-736-9200</u> E-MAIL: <u>David.Cornoyer@lennar.com</u> REF CONTACT ID #: <u>186953</u>
	CORRESPONDENT NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>

ASSESSOR'S PARCEL NUMBER(S): 176-22-801-026 & Portion of 176-22-801-027, 176-22-801-024
 PROPERTY ADDRESS and/or CROSS STREETS: Montessori Street and Gary Way
 PROJECT DESCRIPTION: Request for Wavier of Development Standards of Driveway Widths (see attached justification letter)

(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.

 Robert Johnson, Authorized Agent
 Property Owner (Signature) Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON FEBRUARY 23, 2021 (DATE)
 BY ROBERT JOHNSON
 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.



WS-21 0649

September 13, 2021

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

Re: Tenaya and Gomer - Design Review and Waiver of Development Standards

On behalf of the developer, Lennar Homes, we are requesting a Waiver of Development Standards and Design Review to the Tenaya and Gomer Unit 2, 3 and 4 single-family residential subdivision, located on Gary Way and Montessouri Street, APN 176-22-801-024, 026, and 027. Initial entitlements, including TM-16-500153 were approved at the Clark County Board of Commissioners on January 4, 2017. Recordation of Final Map for Unit 1 (NFM-0036-17) has extended the expiration of the Tentative Map to March 29, 2023.

Waiver of Development Standards

In order to allow for unimpeded vehicular ingress and egress for homes with 3+ car garages, a waiver of driveway widths is being requested to allow driveways widths to exceed the 28-ft max wide allowed per Clark County Uniform Standard Drawing 222. Two additional floor plans have been added for the subdivision with garages that vary from 3 car to 4+ cars, along with RV garages. In order to accommodate all combinations of the garages offered, it is necessary to request the width be increased to a maximum of 57-ft, where 28-ft is the maximum allowed (an increase of 204%).

The home plans for the subdivision have driveways varying up to 57 feet wide. The two plans that will be offered in Units 2, 3, and 4 will be the 3814 RV and 4150 RV. The maximum driveway width on the 3814RV will be 50.5' and on the 4150 RV will be 56.7'. Exhibits L-1 and L-2 depict these two plans on each homesite that the specific home plan will fit on. Per Title 30.64.030.c.3 front and side yards cannot be more than 60% hardscape. The hardscape for each of these lots has been calculated and included on Exhibits L-1 and L-2. The majority of the lots will have 15% to 25% hardscape with Lot 51 producing the highest hardscape of 41.5 percent due to the location of this lot along the cul de sac and its orientation set by drainage easement and sf requirements. Additionally, all driveways will be comprised of decorative pavers, adding to the street appeal and architectural enhancement of the community.

The proposed 57' (max) driveways within the approved community access 40' private streets with no sidewalks and a 30" roll curb and gutter, per USD #217.1. As there will be no impact to the roll curb, site drainage, or pedestrian accessibility of this community, we respectfully ask for approval of this request.

500 South Rancho Drive, Suite 17 - Las Vegas, NV 89106
Main 702.453.0800 www.RCINEVADA.com Fax 702.453.0801

Design Review

A request for Design Review has been included with this application for the addition of proposed project architecture for the 3814 RV and 4150 RV plans.

Two additional floor plans with three distinct elevation options, all single-story homes, have been added to the Gomer and Tenaya development. The models will range in size from 3,814 square feet to 4,150 square feet. Both models will be in conformance with current Title 30 requirements for four-sided architecture. The proposed homes will have a maximum building height of 22-feet 4-inches.

Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

Sincerely,

RCI Engineering

Amber Dole on behalf of:

Chris Zrinyi, P.E.
Principal

01/05/22 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

LEVI AVE/HAVEN ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0652-AVILA, JOSE:

DESIGN REVIEW for finished grade in conjunction with a future single family residential development on 1.0 acre in an R-E (Rural Estates Residential) (RNP-D) Zone.

Generally located on the south side of Levi Avenue and the west side of Haven Street within Enterprise. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:
177-33-201-004

DESIGN REVIEW:
Increase finished grade to 21 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 16.7% increase).

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1
- Number of Lots/Units: 2
- Project Type: Increase finished grade

Site Plan

This application is to review the grade difference on APN 177-33-201-004. The proposed increase is located in the central eastern portion of the site and is due to a natural topographic depression on the site.

Applicant's Justification

The application indicates that the request to increased grade is needed for an approximate 450 square foot portion in about the center of the site where a natural depression is located. The proposed increase will make the finish floor elevation of the site at the same grade as the southern property line.

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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 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

- 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;
- Right-of-way dedication to include the spandrel at the northeast corner of the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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; 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOSE AVILA

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102

APR 21-101269



LAND USE APPLICATION

17A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

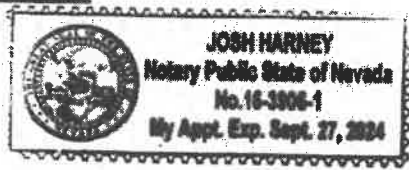
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-21-0652</u> DATE FILED: <u>11/2/21</u> PLANNER ASSIGNED: TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12/15/21</u> PC MEETING DATE: <u> </u> BCC MEETING DATE: <u>1/05/22</u> FEE: <u>675</u>
	PROPERTY OWNER NAME: <u>Jose Avila</u> ADDRESS: <u>4665 Judson</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>(702) 490-6000</u> CELL: <u>(702) 490-6000</u> E-MAIL: <u>jose@sierragrouplv.com</u>
	APPLICANT NAME: <u>Jose Avila</u> ADDRESS: <u>4665 Judson</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>(702) 490-6000</u> CELL: <u>(702) 490-6000</u> E-MAIL: <u>jose@sierra group lv.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>David Turner</u> ADDRESS: <u>1210 Hinson St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>(702) 870-8771</u> CELL: <u>(702) 289-1714</u> E-MAIL: <u>davidt@baughman turner.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177 - 33 - 201 - 004
 PROPERTY ADDRESS and/or CROSS STREETS: Levi and Haven (sw cor)
 PROJECT DESCRIPTION: 2-lot Parcel Map Design Review FOR INCREASED FINISH GRADE

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

Property Owner (Signature) [Signature]
 Property Owner (Print) JOSE AVILA

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON July 27, 2021 (DATE)
 By JOSE AVILA
 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.

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

October 28, 2021

Clark County Current Planning
500 Grand Central Parkway
Las Vegas, Nevada 89155

**PLANNER
COPY**

DR-21-0652

**Re: MSM 20-600096 – SWC Levi and Haven Street
TDS - PW 21-10394**

To Whom It May Concern,

Please let this letter serve as justification for a Design Review for excessive fill as defined by Title 30.32.040 (9). The project is a two-lot parcel map (MSM 20-600096) on 0.96 acres. The site will be developed as two single family residential homes. The site is located at the southwest corner of Levi Avenue and Haven Street more specifically identified as APN 177-33-201-004. The site is bordered by Levi Avenue to the north, and Haven Street to the east. There is existing rural residential development bordering the south and west property lines and east of Haven and north of Levi Avenue.

Section 1804.4 of the Clark County Building Code states that the graded swales around the house shall be sloped at 1 percent along the flow line where they are located within 10 ft of the building foundation. The site has been graded using this 1% slope from Levi to the high point of the lot. Then the finished floor was set 8" above this high point per Building Code 1804.3. It should be noted that the finished floor of the building is set at the same grade as the south property line. The development review requirement is only necessary for a 450 sq ft area in the middle of the site associated with a small depression in the natural grade. In this area, the excess fill is in the amount of 21-inches which is only 6-inches above the 18-inch minimum requirement.

Design constraints:

- The grading of a site is a balancing act which must consider many factors, one of which is that this site, in particular, must match grades on all four sides of the property since there is existing development. The only grading that can occur is in the middle.
- In order to keep the finished floor elevations from being too far below grades in Haven Street, the finished floor had to be set at least as high as the Haven Street grades. This puts the finished floors more than 18-inches above grades along Levi Avenue, the low end of the site.
- The shallow depth of the site makes it difficult to slope from Levi Avenue to the high point of the lot without elevating the FFE. The property slopes from south to north, the short leg of the property.
- The existing grade along the south property line is 2202.00 and 2199.00 at the north end of the site. The finished floor elevations are set at 02.18 and 02.33. The buildings are barely above grade at the high end of the site.
- The proposed finished floor elevations are lower than the existing buildings to the west and south.
- The property is flat from the west to the east with an existing grade of 99.87 at the west side and 99.81 at the east side.

MSM 20-600096

Excess fill justification letter


Page 2 of 2

As shown above, the site has many design constraints making it difficult to grade the property while meeting all the codes. The site grading has attempted to comply with as many codes as possible.

Should you have any questions, please feel free to contact me at this office.

Sincerely,

Baughman & Turner, Inc.

A handwritten signature in black ink, appearing to read 'D. S. Turner', with a stylized flourish at the end.

David S. Turner
President

DST/po

01/05/22 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

LAS VEGAS BLVD S/ERIE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0665-RIVERVIEW LVB DEVELOPMENT, LLC:

DESIGN REVIEW for finished grade in conjunction with a previously approved shopping center on a 7.5 acre portion of a 15.4 acre site in a C-2 (General Commercial) Zone and an H-1 (Limited Resort and Apartment) Zone.

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

RELATED INFORMATION:

APN:
177-32-701-009 ptn

DESIGN REVIEW:
Increase finished grade to 126 inches (36 inches previously approved) where a maximum of 18 inches is the standard per Section 30.32.040 (a 600% increase).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 7.5 (project site)/15.4 (overall site)
- Project Type: Shopping center
- Parking Required/Provided: 295/295

History & Request

A portion of the subject parcel consisting of 7.5 acres was reclassified to a C-2 zone for a proposed shopping center via ZC-20-0598 by the Board of County Commissioners in February 2021. A design review to increase finished grade up to a maximum of 36 inches was approved with the zone change. However, due to the slope across the project site and the existing wash, the applicant is now requesting to increase finished grade up to a maximum of 126 inches.

Site Plan

The previously approved plans depict a shopping center consisting of 6 buildings. Building A, located within the southwest portion of the site, consists of a restaurant, retail, and office space. A use permit was requested to reduce the separation requirement between Building A and the multiple family development (currently under construction) to the west for on-premises consumption of alcohol, outside dining, and drinking. Building A is divided into 2 parts and is connected via a breezeway at the second level of the building. Buildings B1 and B2, located within the northwest portion of the site, consist of restaurants. Building B1 features a 12 foot wide drive-thru lane located along the north side of the structure. Bicycle spaces are located at the northwest corner of Building B2. Buildings C and E, located at the southeast portion of the site, feature retail and restaurant uses. Buildings D and F, located within the northern portion of the site, consist of retail and restaurant uses. All buildings depicted on the plans feature an area for outside dining and drinking. The cumulative area designated for outdoor dining and drinking totals 7,700 square feet. The shopping center requires 295 parking spaces where 295 parking spaces are provided. Parking for the shopping center is located along the west side of the project site, and is screened from Las Vegas Boulevard South by Buildings A through F. Access to the site is granted by existing and proposed commercial driveways adjacent to Las Vegas Boulevard South. Future cross access is provided along the north and south perimeters of the project site. Due to the slope across the site and the existing wash there will be a 126 inch (10.5 foot) difference between the existing grade and the finished grade within the interior of the site. No changes or modifications are proposed to the previously approved site plan.

Landscaping

The previously approved landscape plans depicted a 66 foot wide landscape area, with a 5 foot wide detached sidewalk, along Las Vegas Boulevard South. The landscape area consists of 24 inch box trees, shrubs, and groundcover. The proposed landscaping and detached sidewalk are located within Las Vegas Boulevard South and were previously approved with a waiver of development standards for non-standard improvements within the right-of-way via ZC-20-0598. The landscape area along the west property line, adjacent to the multiple family development that is currently under construction, measures between 23 feet to 24 feet in width. Twenty-four inch box trees planted 20 feet on center, including shrubs and groundcover are planted within this area. A decorative 6 foot high block wall will also be provided along this property line. A 5 foot wide pedestrian trail is also located within the landscape area along the west property line. The trail connects to the residential development to the west, to Erie Avenue, and to the trail along the south portion of the project site. A landscape area measuring between 15 feet to 25 feet in width is provided along the south portion of the property, adjacent to the 48 foot wide drive aisle. The landscape area consists of 24 inch box trees planted 20 feet on center, a pedestrian trail, shrubs, and groundcover. Interior parking lot landscaping is equitably distributed throughout the interior of the site. No changes or modifications are proposed to the previously approved landscape plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states this request is necessary due to the natural wash that currently intersects the site. The natural wash is approximately 7 feet in depth and will be diverted to a reinforced concrete box and routed under the proposed retail buildings. Once the reinforced concrete box is installed the site will be graded so that the building pads are an average of 3 feet above the natural site, which is needed to reduce the slope between the buildings. The finish floor height of the larger buildings (C, D, E, and F) are designed so that the finish floors will be stepped down following the grades of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0598	Reclassified 7.5 acres of a 15 acre site to C-2 zoning for a proposed shopping center with a design review for finished grade	Approved by BCC	February 2021
DR-19-0525	Established the lighting design and comprehensive sign plan	Approved by BCC	August 2019
ADET-19-900415 (UC-0344-17)	Multiple family residential development and High Impact Project - until June 21, 2021 to complete	Approved by ZA	June 2019
VS-18-0862	Vacated and abandoned easements	Approved by PC	July 2019
DA-18-0977	Development agreement for a multiple family residential development	Approved by BCC	January 2019
VS-0342-17	Vacated and abandoned easements	Approved by BCC	June 2017
UC-0344-17	Multiple family residential development and High Impact Project with waivers of conditions of ZC-0674-01	Approved by BCC	June 2017
ZC-0674-01	Reclassified 259.6 acres, including this site, to H-1 zoning for resort hotels and to expand the Gaming Enterprise District	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial Tourist	H-1	Undeveloped
East	Commercial Tourist & Office Professional	H-1 & H-2	Undeveloped
West	Commercial Tourist	H-1	Multiple family development under construction

*The subject property and surrounding area is located 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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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;
- Right-of-way dedication to include a 54 foot radius property line spandrel at the northeast corner of the site;
- Coordinate with Public Works - Traffic Management Division;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, landscaping, and improvements) are within the Las Vegas Boulevard right-of-way;

- Owners or its successors shall remove any non-standard improvements (buildings, structures, landscaping, and improvements) related to this application or any future applications within the planned right-of-way at its own expense upon notification from Clark County;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RIVERVIEW HENDERSON DEVELOPMENT, LLC

**CONTACT: MATT BURNS, EV & A ARCHITECTS, 1160 N. TOWN CENTER DRIVE,
SUITE 170, LAS VEGAS, NV 89144**



October 25, 2021

ARCHITECTURE
PLANNING
INTERIORS

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89153

**PLANNER
COPY**

Attn: Mark Donohue
Principal Planner

Re: Justification Letter – Ariva Commercial Retail Center
Parcel No: 177-32-701-009

Principals
Edward A. Vance, FAIA
Matthew F. Burns, AIA
Kellie Wanbaugh, RID

Mr. Donohue,

Associates

Theresa Grayson, AIA
Erik Swendsen, AIA
Stephan Winfield, AIA
Ana Fimbres, Assoc. AIA
Kurt Walden, Assoc. AIA
Humberto Lopez, Assoc. AIA
Kim Galbe, Assoc. AIA
Carina Gaytan
Jose Ruiz, Assoc. AIA
Destanee Cook, Assoc. AIA
Alex Vance
Jorge Diaz, Assoc. AIA
Andrya Mojena Cutie, Assoc. AIA
Alyssa Baker

On behalf of our client, the following details a Design Review request for the grading and building pad heights for a new retail center located on the west side of South Las Vegas Blvd. between Chartan Ave. and Erie Ave. Please note that a previous design review application was submitted and approved for this site (ZC-20-0598) and shall remain unchanged.

Project Overview

This request is to review the grading and building pad heights of the previously approved application (ZC-20-0598). Due to the slope across the site and the existing wash there will be a 126" (10.5-foot) difference between the existing grade and the finished grade within the interior of the site. Per Clark County Title 30 Section 30.32.040 (9)(b) a design review must be requested for any finish grading that exceeds 18". This letter and associated plans shall serve as such request.

Administration

Jennifer Blanchard
Janice Arvo
Sarah Robles

The justification for this request is due to the natural wash that currently intersects the site. The natural wash is approximately 7 feet in depth and will be diverted to a reinforced concrete box and routed under the proposed retail buildings. Once the RCB is installed the site will be graded so that the building pads are an average of 3' above the natural site, which is needed to reduce the slope between the buildings. The finish floor height of the larger buildings (C, D, E and F) are designed so that the finish floors will be stepped down following the grades of the site.

EV&A Architects

1160 N. Town Center Dr. Ste 170
Las Vegas, NV 89144

T (702) 946 8195
F (702) 946 8196



ARCHITECTURE
 PLANNING
 INTERIORS

We appreciate any comments you may have with this proposed development, please let me know if you have any questions or need anything additional to complete your review of this project.

Thank you,

Digitally signed by Matt Burns
 DN: cn=US,
 email=Eburns@edvanceassociates.com
 c=USA, o=EV&A Architects, ou=Matt Burns
 Date: 2021.10.25 14:00:57 -0700

Matt Burns, AIA
 Executive Vice President

Principals

Edward A. Vance, FAIA
 Matthew F. Burns, AIA
 Kellie Wanbaugh, RID

Associates

Theresa Grayson, AIA
 Erik Swendseid, AIA
 Stephen Winfield, AIA
 Aria Fimbres, Assoc. AIA
 Kurt Walden, Assoc. AIA
 Humberto Lopez, Assoc. AIA
 Kim Galbe, Assoc. AIA
 Carina Gayton
 Jose Ruiz, Assoc. AIA
 Destanee Cook, Assoc. AIA
 Alex Vance
 Jorge Diaz, Assoc. AIA
 Andrya Mojena Cutie, Assoc. AIA
 Alyssa Baker

Administration

Jennifer Blanchard
 Janice Arvo
 Sarah Robles

PLANNER
 COPY

EV&A Architects
 1160 N. Town Center Dr. Ste 170
 Las Vegas, NV 89144

T (702) 946-8195
 F (702) 946-8196

01/05/22 BCC AGENDA SHEET

RESIDENTIAL CONDOMINIUM
(TITLE 30)

ENSWORTH ST/FORD AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400172 (NZC-0914-17)-PARAGON LOFTS, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to an H-1 (Limited Resort and Apartment) Zone.

USE PERMIT for a proposed residential condominium development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow non-standard driveway geometrics per Clark County Improvement Standards.

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

Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

177-17-801-003

USE PERMIT:

Allow 15 proposed residential condominiums units.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce rear setbacks to 10 feet where 20 feet is required per Table 30.40-3 (a 50% decrease).
2.
 - a. Allow non-standard driveway design standards with a 30 foot wide two-way driveway width where compliance with Uniform Standard Drawing 222.1 is required.
 - b. Allow non-standard driveway design standards by waiving the minimum 25 foot throat depth where compliance with Uniform Standard Drawing 222.1 is required.

DESIGN REVIEWS:

1. Proposed residential condominium development.
2. Increase the finished grade for a residential condominium development up to 4 feet (48 inches) where a maximum of 18 inches is the standard per Section 30.32.040 (a 167% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.3
- Number of Lots/Units: 15
- Density (du/ac): 12.0
- Project Type: Residential condominiums
- Number of Stories: 2 & 3
- Building Height (feet): 30 & 40.5 (2 building types)
- Square Feet: 1,812 & 2,313 (Building 1)/1,591 & 1,814 (Building 2)
- Open Space Required/Provided: 1,500 square feet/9,448 square feet
- Parking Required/Provided: 38/41

Site Plans

The previously approved plans depict 15 residential condominiums within 7 buildings at a density of 12.0 dwelling units per gross acre. The site is accessed from 2 private drives along Ensworth Street with the buildings arranged on the north and south sides of each private drive. Each unit will have open space areas at the rear with an open courtyard between buildings. Parking is provided in garages attached to each unit and 11 visitor parking spaces are provided throughout the site along the 25 foot wide private driveways. The provided parking complies with an adopted ordinance requiring additional visitor parking spaces for enclosed parking spaces. Driveways for each unit vary from 10 feet to 22 feet. The buildings are set back 10 feet to 20 feet from the private drives, 20 feet from Ensworth Street, and 10 feet from the rear property line, with 14 feet of separation between buildings. The plans depict a previously graded site with finished grade 4 feet (48 inches) above existing grade.

Landscaping

Previously approved plans show a 20 foot wide landscape strip located along Ensworth Street with a proposed detached sidewalk. Open space is provided along Ensworth Street and at the front and sides of each building for a total of 9,448 square feet where 1,500 square feet of open space is required. Within the right-of-way for I-15 there is an existing 15 foot high freeway sound wall.

Elevations

The previously approved plans show the buildings range in height from 2 stories at 30 feet to 3 stories at 40.5 feet. Design features incorporate covered front entries (porches) and attached garages, varying rooflines, fenestration, and building articulation. Exterior materials accentuate building articulation and fenestration on all elevations with the use of metal with painted stucco siding, metal guardrails, standing seam metal roofing in a contemporary industrial style.

Floor Plans

Previously approved plans show Building 1 consists of 2 units that range in size between 1,812 square feet and 2,313 square feet with 2 stories and parallel parking spaces in the attached garages. Building 2 consists of 2 units that range in size between 1,591 square feet and 1,814 square feet with 3 stories and tandem parking spaces in the garage.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-20-900481:

Current Planning

- Until January 3, 2022 to complete.
- Applicant is advised that 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.

Listed below are the approved conditions for NZC-0914-17:

Current Planning

- A resolution of intent to complete construction in 3 years;
- 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 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;
- Full off-site improvements;
- Right-of-way dedication to include 20.5 feet to back of curb for Ensworth Street together with the necessary right-of-way to complete the cul-de-sac;
- Dedicate an additional 9.5 feet along Ensworth Street as a road access easement as necessary to achieve a 30 foot wide half street.
- Applicant is advised that Ensworth Street is shown as a 60 foot wide collector street on the Transportation Element and Clark County plans to improve the road in the future; the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; 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 buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a prior Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0059-2017 to obtain your POC exhibit; and that if wastewater flow rates exceed CCWRD estimates, a new POC request may be required.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates an extension is needed because the final map, NFM-0067-19 associated with the zone change, is not ready to record.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-20-900481 (NZN-0914-17)	Administrative extension to reclassify the subject site to H-1 zoning for a residential condominium development, with waivers for reduced setbacks and allowed non-standard driveway geometrics	Approved by ZA	November 2021
ET-19-400165 (VS-0915-17)	Extension of time to vacate and abandon easements of interest	Approved by BCC	February 2020
WS-18-0945	Alternative trash enclosure	Approved by PC	January 2019
VS-0915-17	Vacated and abandoned easements of interest	Approved by BCC	January 2018
NZN-0914-17	Reclassified the subject site to H-1 zoning for a residential condominium development, with waivers for reduced setbacks and allowed non-standard driveway geometrics	Approved by BCC	January 2018
TM-0175-17	15 condominium units	Approved by BCC	January 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0111-89 (WC-0047-16)	Waived conditions of a use permit requiring the applicant to remove the billboard if the property develops	Approved by PC	June 2016
ADR-0512-14	Converted the south face of an existing off-premises sign (billboard) to a digital display	Approved by ZA	June 2014

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0624-11	Increased the maximum height of an off-premises sign (billboard)	Approved by ZA	June 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Multiple family residential
East & South	Commercial Tourist	R-3	Multiple family residential
West	General Highway Frontage	H-2	I-15

Related Applications

Application Number	Request
ET-21-400173 (VS-0915-17)	An extension of time for vacation of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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.

The applicant has experienced some delays completing the project but continues to make progress. Staff has no objections to 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: PETE LAAS

CONTACT: PARAGON LOFTS, LLC, 6402 MCLEOD DR., UNIT 1, LAS VEGAS, NV 89120



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

19A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) NZC-0914-17 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>ET-21-40072</u> DATE FILED: <u>11/1/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12/15/21</u> PC MEETING DATE: _____ <u>6:00pm</u> BCC MEETING DATE: <u>1/5/22</u> FEE: <u>\$ 1200</u>	
		PROPERTY OWNER	NAME: <u>Paragon Lofts, LLC</u> ADDRESS: <u>6402 S. McLeod Drive, Suite 5</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: _____ E-MAIL: <u>n/a</u>
		APPLICANT	NAME: <u>Paragon Life Builders</u> ADDRESS: <u>6402 S. McLeod Drive, Suite 5</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: _____ E-MAIL: <u>Kevin.Bross@Paragon.Life</u> REF CONTACT ID #: _____
		CORRESPONDENT	NAME: <u>Kevin Bross</u> ADDRESS: <u>6402 S. McLeod Drive, Suite 5</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: _____ E-MAIL: <u>Kevin.Bross@Paragon.Life</u> REF CONTACT ID #: <u>216922</u>

ASSESSOR'S PARCEL NUMBER(S): 177-17-801-003

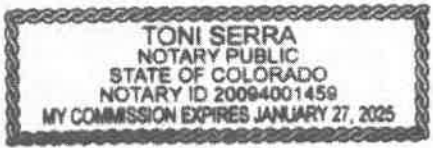
PROPERTY ADDRESS and/or CROSS STREETS: Ensworth Street / W. Ford Avenue

PROJECT DESCRIPTION: 15 residential condominiums; ET for NZC-0914-17 and associated Waivers of Development Standards. Use Permit & Design Review

(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
 Property Owner (Signature) Joel H. Farkas Manager
 Property Owner (Print)

STATE OF Colorado
 COUNTY OF Arapahoe
 SUBSCRIBED AND SWORN BEFORE ME ON September 8, 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.

ET-21-400172

Impulse

Civil Engineering & Planning

7485 West Azure Drive, Suite 226
Las Vegas, NV 89130

PHONE 702-815-0709
impulse-ce@cox.net

October 5, 2021

Clark County Public Works – Survey Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**PLANNER
COPY**

**Re: Request for Zone Change Extension
Paragon Lofts, NZC-0914-17**

To Whom it May Concern:

The purpose of this letter is to request an extension of the approved zone change to reclassify 1.3 acres from H-2 (General Highway Frontage) to H-1 (Limited Resort and Apartment) Zone in the MUD-3 and MUD-1 Overlay Districts, which was approved in January of 2018. The final map, NFM-0067-19 associated with this zone change is not currently ready to record prior to the zone change's expiration. We therefore request an extension to allow the map to continue routing for final review and recordation, so that the zone change may stay active in order for construction to be completed.

If you have any questions or comments about this letter, please call me at 308-7115.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

$$I = \int F \cdot dt$$

EASEMENTS
(TITLE 30)

ENSWORTH ST/FORD AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400173 (VS-0915-17)-PARAGON LOFTS, LLC:

VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Ensworth Street and I-15, and between Ford Avenue (alignment) and Pebble Road (alignment).

Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:
177-17-801-003

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

BACKGROUND:

Project Description

The previously approved plans depict 33 foot wide easements to be vacated along all property lines for a proposed residential condominium development. This request is necessary to accommodate the design of the site.

Previous Conditions of Approval

Listed below are the approved conditions for ET-19-400165 (VS-0915-17):

Current Planning

- Until January 3, 2022 to record.
- 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-0915-17:

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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 20.5 feet to back of curb for Ensworth Street together with the necessary right-of-way to complete the cul-de-sac;
- Dedicate an additional 9.5 feet along Ensworth Street as a road access easement as necessary to achieve a 30 foot wide half street;
- 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 Ensworth Street is shown as a 60 foot wide collector street on the Transportation Element and Clark County plans to improve the road in the future; the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-0915-17; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within Ensworth Street are reserved and it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400165 (VS-0915-17)	Extension of time to vacate and abandon easements of interest	Approved by BCC	February 2020
WS-18-0945	Alternative trash enclosure	Approved by PC	January 2019
VS-0915-17	Vacated and abandoned easements of interest	Approved by BCC	January 2018

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0914-17	Reclassified the subject site to H-1 zoning for a residential condominium development, with waivers for reduced setbacks and allowed non-standard driveway geometrics	Approved by BCC	January 2018
TM-0175-17	15 condominium units	Approved by BCC	January 2018
UC-0111-89 (WC-0047-16)	Waived conditions of a use permit requiring the applicant to remove the billboard if the property develops	Approved by PC	June 2016
ADR-0512-14	Converted the south face of an existing off-premises sign (billboard) to a digital display	Approved by ZA	June 2014
ADR-0624-11	Increased the maximum height of an off-premises sign (billboard)	Approved by ZA	June 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Multiple family residential
East & South	Commercial Tourist	R-3	Multiple family residential
West	General Highway Frontage	H-2	I-15

Related Applications

Application Number	Request
ET-21-400172 (NZC-0914-17)	An extension of time for a zone change 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: PETE LAAS

CONTACT: PARAGON LOFTS, LLC, 6402 MCLEOD DR., UNIT 1, LAS VEGAS, NV 89120



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

20A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) VS-0915-17 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400173</u> DATE FILED: <u>11/1/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12/15/21</u> PC MEETING DATE: _____ <u>6:00PM</u> BCC MEETING DATE: <u>1/5/22</u> FEE: <u>\$300</u>
	PROPERTY OWNER NAME: <u>Paragon Lofts, LLC</u> ADDRESS: <u>6402 S. McLeod Drive, Suite 5</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: _____ E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Paragon Life Builders</u> ADDRESS: <u>6402 S. McLeod Drive, Suite 5</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: _____ E-MAIL: <u>Kevin.Bross@Paragon.Life</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Kevin Bross</u> ADDRESS: <u>6402 S. McLeod Drive, Suite 5</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: _____ E-MAIL: <u>Kevin.Bross@Paragon.Life</u> REF CONTACT ID #: <u>216922</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-17-801-003

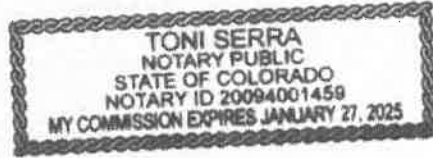
PROPERTY ADDRESS and/or CROSS STREETS: Ensworth Street / W. Ford Avenue

PROJECT DESCRIPTION: 15 residential condominiums; ET for VS-0915-17. To vacate 33ft patent easements along all property lines in conflict with the site design.

(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] Joel H. Farkas Manager
 Property Owner (Print)

STATE OF Colorado
 COUNTY OF Arapahoe
 SUBSCRIBED AND SWORN BEFORE ME ON September 8, 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.

Impulse

Civil Engineering & Planning

7485 West Azure Drive, Suite 226
Las Vegas, NV 89130

PHONE 702-815-0709
impulse-ce@cox.net

October 5, 2021

Clark County Public Works – Survey Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**Re: Request for Vacation Extension, 2nd Request
Paragon Lofts, VS-17-0915**

**PLANNER
COPY**
ET-21-400173

To Whom it May Concern:

The purpose of this letter is to request an extension of the approved vacation of patent easements along Ensworth Street and Ford Avenue, VS-17-0915, which expires 01/30/2020. The previously requested extension of time was approved in February 2020, and will expire again in January 3, 2022. The final map, NFM-0067-19 associated with this vacation is not currently ready to record prior to the vacation's expiration. We therefore request an extension to allow the map to continue routing for final review and recordation, so that the vacation may record with the final map.

If you have any questions or comments about this letter, please call me at 308-7115.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

$$I = \int F \cdot dt$$

EASEMENTS
(TITLE 30)

RAINBOW BLVD/ERIE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0666-ME 52 PARTNERS, LLC:

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

RELATED INFORMATION:

APN:

176-34-601-006; 176-34-601-011

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE) – GENERAL COMMERCIAL

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements along the perimeter of the northern parcel, excepting out the 30 feet for Levi Avenue and 75 feet for Rainbow Boulevard which is needed for the dedication of a public right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0545	Reclassified both subject parcels to RUD Planned Unit Development for an attached single family residential development consisting of 106 residential lots	Approved by BCC	March 2021
NZC-19-0517	Reclassified the southern parcel to RUD Planned Unit Development for an attached single family residential development consisting of 47 residential lots - expunged	Approved by BCC	September 2019
MP-1009-02	Specific Plan for Mountain's Edge	Approved by BCC	August 2002
MP-0420-02	Concept Plan for Mountain's Edge	Approved by BCC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-3	Single family residential
South	Major Development Project (Mountain's Edge) - Urban Residential	RUD	Single family residential
East	Business and Design/Research Park	R-E	Undeveloped
West	Major Development Project (Mountain's Edge) - Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
TM-21-500186	A tentative map for 106 residential lots on 8.6 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.

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;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 to the back of curb for Rainbow Boulevard, 30 feet for Levi 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 and Rainbow Boulevard improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and Rainbow Boulevard improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.
- 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way, and that meandering sidewalks are a non-standard improvement which the County will not maintain; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ME 52 PARTNERS, LLC

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

21A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-21-0666</u>	DATE FILED: <u>11-9-21</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>RK</u>	TAB/CAC DATE: <u>12-15-21</u>
			TAB/CAC: <u>Enterprise</u>	
			PC MEETING DATE: <u> </u>	
			BCC MEETING DATE: <u>1-5-22</u>	
			FEE: <u>\$ 875.00</u>	
				RUD OP & MDP JJ N2C-20-0545

PROPERTY OWNER	NAME: <u>ME 52 Partners, LLC</u>
	ADDRESS: <u>197 E. California Street, Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u>

APPLICANT	NAME: <u>ME 52 Partners, LLC</u>
	ADDRESS: <u>197 E. California Street, Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>

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

ASSESSOR'S PARCEL NUMBER(S): 176-34-601-006 and 011

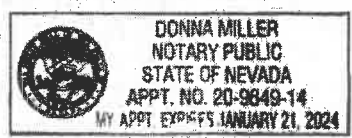
PROPERTY ADDRESS and/or CROSS STREETS: Rainbow Blvd and Erie Avenue

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.

Brock Metzka
Property Owner (Signature)*

Brock Metzka
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON September 23, 2021 (DATE)
By Brock Metzka
NOTARY PUBLIC: Donna Miller



*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.

KAEMPFFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISAETH E. OLSON
elolson@kcmvlaw.com
702.792.7000

September 23, 2021

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.792.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

VIA ONLINE SUBMITTAL

Rob Kaminski and Jason Allswang
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

VS-21-0666

**Re: *Justification Letter – Tentative Map and Vacation
Rainbow and Erie***

Dear Mr. Kaminiski and Mr. Allswang:

As you know, this office represents ME 52, LLC (the "Applicant") in the above referenced matter. The development is located on 8.61 gross acres on the northwest corner of Rainbow Boulevard and Erie Avenue. The property is more particularly described as Assessor's Parcel Numbers 176-34-601-006 and 011 (the "Site").

The Site was previously approved for a 106 lot planned unit development townhome project on March 3, 2021 via application NZC-20-0545 which included the nonconforming zone change, design review, use permit for the PUD and a waiver to allow for reduced setbacks. The Applicant is now submitting its formal request for the corresponding tentative map. During the prior application process, the tentative map itself was submitted to Planning and Public Works and revised to address comments received from Public Works. Since submittal and approval of NZC-20-0545, there have been no changes to the tentative map.

Additionally, the Applicant is requesting the vacation of patent easements around the Site, which are no longer needed for utility or right of way purposes.

Thank you for your consideration. If you have any questions or comments, please do not hesitate to contact me or my paralegal Lindsay Kaempfer at (702) 792-7000.

Sincerely,
KAEMPFFER CROWELL



Elisabeth E. Olson

01/05/22 BCC AGENDA SHEET

MOUNTAIN'S EDGE TOWN HOMES
(TITLE 30)

RAINBOW BLVD/ERIE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500186-ME 52 PARTNERS, LLC:

TENTATIVE MAP consisting of 106 single family residential lots and common lots on 8.6 acres in an RUD (Residential Urban Density) Zone and an RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone.

Generally located on the west side of Rainbow Boulevard and the north side of Erie Avenue within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-34-601-006; 176-34-601-011

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.6
- Number of Lots: 106
- Density (du/ac): 12.3
- Minimum/Maximum Lot Size (square feet): 1,250/1,726
- Project Type: Attached (townhouse) planned unit development

The plans depict an attached single family residential development consisting of 106 residential lots with a density of 12.3 dwelling units per acre. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. The proposed development features a total of 20 buildings, each containing 4 to 6 units that are adjacent to 38 foot wide private streets. The street network consists of 1 main driveway with 6 stub streets that provide access to the residential units along the eastern portion of the site. The townhomes are designed with the front garages facing the private streets. The development will be served by a single point of ingress/egress from Rainbow Boulevard. A network of common open spaces is located throughout the development, which will include on-site pedestrian paths, recreational pool area with an indoor gym, play structure, picnic areas, and a dog park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0545	Reclassified both subject parcels to RUD Planned Unit Development for an attached single family residential development consisting of 106 residential lots	Approved by BCC	March 2021
NZC-19-0517	Reclassified the southern parcel to RUD Planned Unit Development for an attached single family residential development consisting of 47 residential lots - expunged	Approved by BCC	September 2019
MP-1009-02	Specific Plan for Mountain's Edge	Approved by BCC	August 2002
MP-0420-02	Concept Plan for Mountain's Edge	Approved by BCC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-3	Single family residential
South	Major Development Project (Mountain's Edge) - Urban Residential	RUD	Single family residential
East	Business and Design/Research Park	R-E	Undeveloped
West	Major Development Project (Mountain's Edge) - Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
VS-21-0666	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

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

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 to the back of curb for Rainbow Boulevard, 30 feet for Levi 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 and Rainbow Boulevard improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and Rainbow Boulevard improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.
- 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that meandering sidewalks are a non-standard improvement which the County will not maintain; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

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

#0057-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ME 52 PARTNERS, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



TENTATIVE MAP APPLICATION 22A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500186</u>	DATE FILED: <u>11-9-21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>12-15-21</u>
		TAB/CAC: <u>Enterprise</u>	RUD
		PC MEETING DATE: <u>—</u>	OP & MDP
		BCC MEETING DATE: <u>1-5-22</u>	JJ
		FEE: <u>\$750.00</u>	N2C-20-0545

PROPERTY OWNER	NAME: <u>ME 52 Partners, LLC</u>
	ADDRESS: <u>197 E. California Street, Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u>

APPLICANT	NAME: <u>ME 52 Partners, LLC</u>
	ADDRESS: <u>197 E. California Street, Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>

CORRESPONDENT	NAME: <u>Liz Olson - Kaempfer Crowell</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: <u>—</u>
	E-MAIL: <u>eolson@kcnvlaw.com</u> REF CONTACT ID #: <u>166096</u>

ASSESSOR'S PARCEL NUMBER(S): 176-34-601-006 and 011

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow Boulevard and Erie Avenue

TENTATIVE MAP NAME: Mountains Edge Townhomes

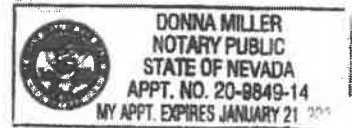
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Brock Metzke Property Owner (Signature)* Brock Metzke Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 13, 2021 (DATE)
By Brock Metzke

NOTARY PUBLIC: Donna Miller



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISAETH E. OLSON
eolson@kcovlaw.com
702.792.7000

September 23, 2021

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.795.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

VIA ONLINE SUBMITTAL

Rob Kaminski and Jason Allswang
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

14-21-500186

**Re: Justification Letter – Tentative Map and Vacation
Rainbow and Erie**

Dear Mr. Kaminiski and Mr. Allswang:

As you know, this office represents ME 52, LLC (the "Applicant") in the above referenced matter. The development is located on 8.61 gross acres on the northwest corner of Rainbow Boulevard and Erie Avenue. The property is more particularly described as Assessor's Parcel Numbers 176-34-601-006 and 011 (the "Site").

The Site was previously approved for a 106 lot planned unit development townhome project on March 3, 2021 via application NZC-20-0545 which included the nonconforming zone change, design review, use permit for the PUD and a waiver to allow for reduced setbacks. The Applicant is now submitting its formal request for the corresponding tentative map. During the prior application process, the tentative map itself was submitted to Planning and Public Works and revised to address comments received from Public Works. Since submittal and approval of NZC-20-0545, there have been no changes to the tentative map.

Additionally, the Applicant is requesting the vacation of patent easements around the Site, which are no longer needed for utility or right of way purposes.

Thank you for your consideration. If you have any questions or comments, please do not hesitate to contact me or my paralegal Lindsay Kaempfer at (702) 792-7000.

Sincerely,
KAEMPFER CROWELL



Elisabeth E. Olson