



Enterprise Town Advisory Board

Clark County Commission Chambers

500 South Grand Central Pkwy

Las Vegas, NV 89155

February 10, 2021

6:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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 and is/will be available on the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to TLH@clarkcountynv.gov, before 04:00 pm, February 10, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board/Council Members: Tanya Behm
 Gabriela Everett
 Joseph Throneberry
 David Chestnut
 Barris Kaiser

Secretary: Carmen Hayes, 702-371-7991 CHAYES70@yahoo.com

County Liaison(s): Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com

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

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

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to TLH@clarkcountynv.gov, before 04:00 pm, on February 10, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for November 11, 2020. (For possible action)
- IV. Approval of the Agenda for February 10, 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)
- VI. Planning and Zoning
 - 1. **UC-20-0543-AFRIDI ROMMAN KHAN:**
USE PERMITS for the following: **1)** allow a communication tower; **2)** increased communication tower height; and **3)** reduced communication tower setback.
DESIGN REVIEW for a communication tower on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.
Generally located on the east side of Haven Street, 300 feet south of Eldorado Lane within Enterprise. MN/jor/jd (For possible action) **03/02/21 PC**
 - 2. **VS-20-0588-HANWEN RAINBOW, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Montessori Street (alignment) and Rainbow Boulevard, and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/jt/jd (For possible action) **03/02/21 PC**
 - 3. **WS-21-0009-CHURCH GOOD SAMARITAN LUTHERAN:**
WAIVER OF DEVELOPMENT STANDARDS to allow wall signs where not permitted in an R-E Zone.
DESIGN REVIEW for wall signs in conjunction with a place of worship complex on 4.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Windmill Lane and the west side of Gagnier Boulevard within Enterprise. JJ/lm/jd (For possible action) **03/02/21 PC**

4. **ET-21-400002 (UC-18-0617)-SKID HOLDINGS, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to reduce the setback of a vehicle (automobile) wash from a residential use.
DESIGN REVIEWS for the following: 1) retail building; 2) restaurant with drive-thru; 3) vehicle (automobile) wash; and 4) water vending structure on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Blue Diamond Road and Durango Drive within Enterprise. JJ/jgh/jd (For possible action) **03/03/21 BCC**

5. **ET-21-400005 (UC-18-0754) -CHURCH DEBRE BISRAT ST GABRIEL ETHIOPIAN O T:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) place of worship; and 2) increase the height of an ornamental spire and dome.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified street standards; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) place of worship; and 2) finished grade on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Lindell Road and the south side of Mistral Avenue (alignment) within Enterprise. JJ/md/jd (For possible action) **03/03/21 BCC**

6. **UC-20-0338-SANG TJIE GIOK:**
USE PERMITS for the following: 1) place of worship; 2) increased height of a place of worship; and 3) increased height of a freestanding sign.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) driveway geometrics; and 3) departure distance.
DESIGN REVIEW for a place of worship on 5.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nr/jd (For possible action) **03/03/21 BCC**

7. **VS-21-0016-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Buffalo Drive and between Pebble Road and Ford Avenue (alignment) within Enterprise (description on file). JJ/sd/ja (For possible action) **03/03/21 BCC**

8. **WS-21-0018-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area, 2) allow proposed single family residential lots to have direct access to a collector street (Tenaya Way); 3) increase retaining wall height; and 4) off-site improvements (streetlights, sidewalk, curb, gutter, and partial paving).
DESIGN REVIEWS for the following: 1) proposed single family residential subdivision; and, 2) finished grade on 13.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road, east of Pioneer Way (alignment) within Enterprise. JJ/sd/jd (For possible action) **03/03/21 BCC**

9. **TM-21-500003-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
TENTATIVE MAP consisting of 21 residential lots on 13.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road (alignment) and east of Pioneer Way (alignment) within Enterprise. JJ/sd/jd (For possible action) **03/03/21 BCC**

10. **WC-21-400003 (NZC-19-0982) -KB HOME LV SAGE GLEN LLC:**
WAIVER OF CONDITIONS of a zone change requiring an 8 foot tall wall as measured from existing grade of APN 176-15-801-030; 8 foot tall wall adjacent to existing commercial; and 8 foot tall wall adjacent to Rosanna Street in conjunction with a previously approved single family residential development on 24.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Cougar Avenue (alignment) within Enterprise (description on file). JJ/jgh/jd (For possible action) **03/03/21 BCC**

11. **ZC-20-0602-DIAMOND VALLEY VIEW LTD:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone and H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for an office/warehouse facility. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise (description on file). MN/al/jd (For possible action) **03/03/21 BCC**

12. **ZC-21-0002-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 10.9 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.
USE PERMIT for an attached (townhouse) planned unit development (PUD).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce parking; **3)** reduce width of private streets; **4)** reduce street intersection off-set; and **5)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade. Generally located on the southwest corner of Le Baron Avenue and Arville Street within Enterprise (description on file). JJ/al/jd (For possible action) **03/03/21 BCC**

13. **VS-21-0003-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Arville Street, and between Le Baron Avenue and Pyle Avenue within Enterprise (description on file). JJ/al/ja (For possible action) **03/03/21 BCC**

14. **TM-21-500002-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 156 residential lots and common lots on 10.9 acres in an RUD (Residential Urban Density) Zone. Generally located on the southwest corner of Le Baron Avenue and Arville Street within Enterprise. JJ/al /jd (For possible action) **03/03/21 BCC**

VII. General Business

1. Appoint the Chairperson and Vice-Chairperson for a two-year (2-year) term. (For possible action)
2. Approve the 2021 Enterprise Town Advisory Board yearly meeting calendar. (For possible action)
3. Review the Enterprise TAB/CAC Bylaws (for discussion only)
4. Appoint one member as the Enterprise Town Advisory Board representative to participate in the Transform Clark County - rewrite of Clark County's Development Code Title 30 (For Possible Action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No 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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to TLH@clarkcountynv.gov, before 4:00 pm, February 10, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: February 24, 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
Einstein Bros Bagels- 3837 Blue Diamond Rd.
Enterprise Library- 25 E. Shelbourne Ave.
Whole Foods Market- 6689 Las Vegas Blvd
<https://notice.nv.gov>



Enterprise Town Advisory Board

November 10, 2020

MINUTES

Board Members: Jenna Waltho, Chair - **PRESENT** Barris Kaiser, Vice Chair **PRESENT via WebEx**
David Chestnut **PRESENT** Kendal Weisenmiller **PRESENT via WebEx**

Secretary: Carmen Hayes 702-371-7991 chaves70@yahoo.com **PRESENT**

County Liaison: Mike Shannon 702-455-8338 mds@clarkecountynv.gov **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.

Al Laird, 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 28, 2020 Minutes (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** Minutes as published for October 28, 2020.

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

IV. Approval of Agenda for November 10, 2020 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended.

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

Applicant requested holds:

1. ZC-20-0284-LH VENTURES, LLC: Applicant requested a **HOLD** to the Enterprise TAB meeting on January 13, 2021.
2. VS-20-0285-LH VENTURES, LLC: Applicant requested a **HOLD** to the Enterprise TAB meeting on January 13, 2021.
3. AG-20-900314 HOLDOVER: Applicant requested a **HOLD** to the Enterprise TAB meeting on January 13, 2021.

Related applications:

4. ZC-20-0454-ELIOT HOLDINGS, LLC:
5. VS-20-0453-ELIOT HOLDINGS, LLC:
6. TM-20-500154-ELIOT HOLDINGS, LLC:

Agenda change: Item #14 will be heard first.

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
 - Applications are available until November 15, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2021.
 - Recruitment for the Clark County Business Development Advisory Council. (BDAC). Application are being accepted through 5:30 pm on November 19, 20. Application and more information are available on line at [https://www.clarkcounty.nvgove/news/detail T@* R162 php](https://www.clarkcounty.nvgove/news/detail/T@*R162.php).

VI. Planning & Zoning

1. **ZC-20-0284-LH VENTURES, LLC:**
HOLDOVER ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.
DESIGN REVIEWS for the following: 1) a proposed charter school site; and 2) increase finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) 11/17/20 PC

Applicant requested a **HOLD** to the Enterprise TAB meeting on January 13, 2021.

2. **VS-20-0285-LH VENTURES, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessouri Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) 11/17/20 PC

Applicant requested a **HOLD** to the Enterprise TAB meeting on January 13, 2021.

3. **AG-20-900314 HOLDOVER:** The Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action) 11/17/20 PC

Applicant requested a **HOLD** to the Enterprise TAB meeting on January 13, 2021.

4. **ZC-20-0454-ELIOT HOLDINGS, LLC:**
ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
USE PERMIT for an attached single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the maximum allowed site disturbance area within hillside development; 2) increase wall height; 3) waive off-site improvements requirements; 4) non-standard off-site improvements
DESIGN REVIEWS for the following: 1) an attached single family residential development; 2) a preliminary grading plan for a residential development within a hillside area; and 3) permit the use of a hammerhead turnaround. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action) 11/18/20 BCC

Motion by David Chestnut

Action:

APPROVE: Zone Change;

APPROVE: Use Permit;

APPROVE: Waiver of Development Standards;

APPROVE: Design Reviews.

CHANGE Current Planning Bullet #1 to read:

- A resolution of intent to complete construction in 3 years.

ADD Current Planning Conditions:

- Three-story homes on lots 1-18 only.
- Design Review as a public hearing for significant changes to plans.
- Design Review as a public hearing for lighting and signage.
- Planning staff must review and approve a blasting plan submitted by the developer. The blasting plan will address the time, duration, intensity, notice of any blasting, and how any damage claims will be handled, including a point of contact for the County to refer any potential complainants regarding any alleged property damage. Developer shall submit to the County Current planning staff on a regular basis a report of the number of complaints received and the status of any outstanding claims.
- Decorative and retaining wall over 9 feet to be terraced.
- Design Review for the final grading plan as a public hearing.

DELETE Public Works - Development Review Bullet # 6.
ADD Public Works – Development Review

- Dedicate Edmond St. cul-de-sac.

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

5. **VS-20-0453-ELIOT HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street (alignment) and Vallerosa Street (alignment), and between Piney Summit Avenue (alignment) and Numidia Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action) **11/18/20 BCC**

Motion by David Chestnut
Action: **APPROVE**
DELETE Public Works - Development Review Bullet # 2.
ADD Public Works – Development Review

- Dedicate Edmond St. cul-de-sac.

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

6. **TM-20-500154-ELIOT HOLDINGS, LLC:**
TENTATIVE MAP consisting of 50 residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise. JJ/al/jd (For possible action) **11/18/20 BCC**

Motion by David Chestnut
Action: **APPROVE**
DELETE Public Works - Development Review Bullet # 6.
ADD Public Works – Development Review

- Dedicate Edmond St. cul-de-sac.

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

7. **UC-20-0456-DURANGO PLAZA HOLDINGS, LLC & DURANGO PLAZA HOLDINGS II, LLC:**
USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) packaged liquor sales; 4) reduce the separation for a proposed convenience store to a residential use; and 5) reduce separation for a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce building height setbacks; 3) buffer wall; 4) reduce departure distance; and 5) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) convenience store with gasoline station; and 2) retail/restaurant with drive-thru on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/nr/jd (For possible action) **12/01/20 PC**

Motion by Jenna Waltho
Action: **DENY**.
Motion **PASSED** (4-0) /Unanimous

8. **UC-20-0469-PODAR, NICHOLAS G. III:**
USE PERMIT to allow an accessory use (shed for well equipment and temporary fencing) prior to the principal use on 2.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Cactus Avenue and the east side of Dapple Gray Road (alignment) within Enterprise. JJ/rk/jd (For possible action) **12/01/20 PC**

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

9. **VS-20-0460-WOLMUTH FAMILY TRUST & WOLMUTH, MARK & RONDA TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Schuster Street and Valley View Boulevard, and between Torino Avenue and Ford Avenue within Enterprise (description on file). JJ/al/jd (For possible action) **12/01/20 PC**

Motion by Jenna Waltho
Action: **HOLD** to the Enterprise TAB meeting on November 24, 2020.
Motion **PASSED** (4-0) /Unanimous

10. **WS-20-0455-KB HOME LV ECHO PARK, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for modified residential driveway design in conjunction with a previously approved single family residential subdivision on 10.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue (alignment), 350 feet west of Durango Drive within Enterprise. JJ/lm/ja (For possible action) **12/01/20 PC**

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

11. **WS-20-0470-KB HOME LV CACTUS LANDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a proposed single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Sardegna Street, approximately 170 feet north of Cactus Avenue within Enterprise. JJ/b/ja (For possible action) **12/01/20 PC**

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

12. **DR-20-0467-BLUE DIAMOND BUFFALO, LLC:**
DESIGN REVIEWS for the following: 1) site lighting; and 2) signage in conjunction with an existing mini-warehouse establishment on 1.6 acres in a U-V (Urban Village) Zone. Generally located on the northeast corner of Buffalo Drive and Blue Diamond Road within Enterprise. JJ/jor/ja (For possible action) **12/02/20 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning Condition:
• Wall mounted lighting to be fully shielded.
Per staff conditions.
Motion **PASSED** (4-0) /Unanimous

13. **ET-20-400117 (NZC-0277-17) -RAINBOW EXPRESS, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 14.6 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to C-2 (General Commercial) Zone.
DESIGN REVIEW for a proposed shopping center. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise (description on file). JJ/jgh/jd (For possible action) 12/02/20 BCC

Motion by David Chestnut
Action: **APPROVE**
CHANGE Current Planning bullet #1 to read:
• Until January 1, 2023 to commence.
Per staff conditions.
Motion **PASSED** (4-0) /Unanimous

14. **ET-20-400119 (NZC-0274-17) -ROOHANI RAMAK:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone.
DESIGN REVIEW for a proposed single family residential development on 5.0 acres. Generally located on the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise (description on file). JJ/jgh/jd (For possible action) 12/02/20 BCC

Motion by David Chestnut
Action: **APPROVE**
CHANGE Current Planning bullet #1 to read:
• Until January 1, 2023 to commence.
Per staff conditions.
Motion **PASSED** (4-0) /Unanimous

Motion by David Chestnut
Action: **APPROVE**
CHANGE Current Planning bullet #1 to read:
• Until January 1, 2023 to commence.
Per staff conditions.
Motion **PASSED** (4-0) /Unanimous

Motion by David Chestnut
Action: **APPROVE**
CHANGE Current Planning bullet #1 to read:
• Until January 1, 2023 to commence.
Per staff conditions.
Motion **PASSED** (4-0) /Unanimous

15. **WC-20-400120 (ZC-20-0265) -COUNTY OF CLARK (AVIATION):**
WAIVER OF CONDITIONS of a zone change requiring to provide a 7,394 square foot community lot as shown on plans in conjunction with a single family residential development on approximately 13.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue and the west side of Cameron Street within Enterprise. JJ/jgh/ja (For possible action) 12/02/20 BCC

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning condition:
Install passive amenities in the common areas.
Per staff conditions.
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

1. Make recommendations regarding discussion topics for future meeting with Clark County Public Works. (for possible action)

David Chestnut presented a draft copy of discussion topics for a meeting with Public Works. The Board member were asked to make suggestion too the draft.

2. Review 2021 Town Advisory Board Calendar (possible action).

The Board noted no conflicts on the draft 2021 Enterprise TAB calendar. The calendar will be finalized during the fist Enterprise TAB meeting in January 2021.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be November 25, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho
ADJOURN meeting at 7:55 p.m.
Motion **PASSED** (4-0) /Unanimous

03/02/21 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

ELDORADO LN/HAVEN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0543-AFRIDI ROMMAN KHAN:

USE PERMITS for the following: 1) allow a communication tower; 2) increased communication tower height; and 3) reduced communication tower setback.

DESIGN REVIEW for a communication tower on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Haven Street, 300 feet south of Eldorado Lane within Enterprise. MN/jor/jd (For possible action)

RELATED INFORMATION:

APN:

177-09-202-018

USE PERMITS:

1. Allow a communication tower per Table 30.44-1.
2. Increase the overall communication tower height to 84 feet where 80 feet is the maximum height allowed per Table 30.44-1 (a 5% increase).
3. Reduce the communication tower setback to 54 feet where 88 feet is required per Table 30.44-1 (a 27% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Communication tower
- Tower Height (feet): 84

Site Plan

The site plan depicts a proposed communication tower and associated ground lease equipment on the west half of the subject parcel. Access to the site is located along the west property line (Haven Street). The applicant is proposing a 12 foot wide access and utility easement along the

north property line, heading east towards the 35 foot by 70 foot fenced-in lease area with a proposed 84 foot high communication tower.

Per the site plan, the proposed communication tower setbacks are as follows:

- 54 feet, 8 inches from the north property line (near developed residential) where 88 feet is required.
- 240 feet from the east property line (near developed residential) where 168 feet is required.
- 596 feet, 5 inches from the south property line (closest developed residential) where 168 feet is required
- 50 feet from the west property line where 40 feet is required from the right-of-way (Haven Street).

Landscaping

Landscaping is not a part of this request.

Elevations

The elevation plans show a proposed 80 foot high monopine with future antennas to be installed at the top half of the communication tower. The plans also show a 4 foot high lighting rod to be affixed at the very top of the tower and will be blended in with the faux branches. Lastly, the proposed screening around the lease area will be a 6 foot high wooden fence with metal support braces.

Floor Plans

The floor plans show the 3 future lease space ground equipment area north of the proposed communication tower. A 12 foot wide access gate is located on the northwest corner of the fenced in area, adjacent to the access easement along the north property line.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification, the applicant states that this project will provide better network coverage while minimizing any visual impact and reducing the need for additional cellular facilities in the area. The proposed communication tower will help the efforts to alleviate current mobile network voice, data, and emergency services connectivity issues in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0645	Communication tower, reduced setbacks, and design review for the proposed communication tower - expired	Held no date	November 2019
VS-18-1018	Vacated and abandoned government patent easements - recorded	Approved by PC	February 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0053-10	Appealed an administrative application for an extension of time in lieu of an off-site permit in conjunction with a proposed residential development	Approved by BCC	March 2010
ET-400396-07 (WS-0732-06)	First extension of time to commence waiving full off-site improvements, including paving	Approved by BCC	January 2008
WS-0732-06	Waived full off-site improvements including paving	Approved by BCC	July 2006
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

*Additional land use applications have been approved on this site

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)	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Commercial Tourist	M-1	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permit #1

Communication towers may support the local area's need for additional telecommunication upgrades to improve current wireless and cellular connections. However, staff finds that the proposed communication tower is inappropriate for the neighborhood since the surrounding parcels to the north, east, and south are zoned R-E (Rural Estates Residential) and are within the Rural Neighborhood Preservation planned land use with an RNP-I Overlay District. The surrounding parcels are rural in character with no off-site improvements (curb, gutter, streetlights, and sidewalks), and some parcels to the south and southeast are still undeveloped. The proposed communication tower does not preserve the appeal and the integrity of the neighborhood; therefore, staff does not support this request.

Use Permit #2

The plans show that the height increase is due to the 4 foot high lightning rod hidden within the faux branches attached to the top of the proposed communication tower, which is typical for monopine communication towers and staff typically supports these types of requests. However, since staff does not support use permit #1 staff also cannot support this request.

Use Permit #3

Staff finds that the setback reduction is due to the size constraints of the overall site. The proposed communication tower is equidistant to the north and south property lines. However, the submitted plans show that the tower does meet the setbacks to the nearest developed residences to the east (240 feet where 168 feet is required) and to the south (596 feet, 5 inches where 168 feet is required). The proposed communication tower also meets the setback from the right-of-way to the west (50 feet from Haven Street where 40 feet is required). However, since staff does not support use permit #1 and use permit #2, staff also cannot support this request.

Design Review

The plans show that the proposed communication tower has a monopine design and although the faux branches conceal the antennas, the proposed communication tower is a dominant structure against the existing residences and is not harmonious to the neighborhood. Since staff does not support the use permits, staff also cannot support the design review.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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:

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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 required to file a valid FAA Form 7460-1 "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates, and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CORNELIUS WHITEHEAD

CONTACT: CORNELIUS WHITEHEAD, ATLAS TOWERS, 3002 BLUFF STREET, SUITE 300, BOULDER, CO 80301



LAND USE APPLICATION **PLANNER COPY**

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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>UC-20-0543</u> DATE FILED: <u>12/3/20</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>1/13/2021</u> PC MEETING DATE: <u>2/2/2021</u> BCC MEETING DATE: _____ FEE: <u>\$1,025</u>
	PROPERTY OWNER NAME: <u>Romman Afridi Khan</u> ADDRESS: <u>7701 W Robindale Road #236</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-481-7700</u> CELL: _____ E-MAIL: <u>rka0@msn.</u>
	APPLICANT NAME: <u>Atlas Tower 1, LLC</u> ADDRESS: <u>3002 Bluff Street Suite 300</u> CITY: <u>Boulder</u> STATE: <u>CO</u> ZIP: <u>80301</u> TELEPHONE: <u>303-448-8896</u> CELL: _____ E-MAIL: <u>cwhitehead@atlastowers.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Cornelius Whitehead</u> ADDRESS: <u>3002 Bluff Street Suite 300</u> CITY: <u>Boulder</u> STATE: <u>CO</u> ZIP: <u>80301</u> TELEPHONE: <u>303-448-8896</u> CELL: _____ E-MAIL: <u>cwhitehead@atlastowers.com</u> REF CONTACT ID #: _____	

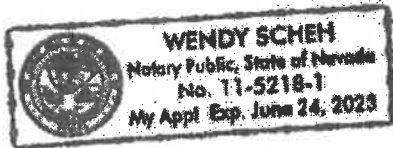
ASSESSOR'S PARCEL NUMBER(S): 177-09-202-018
 PROPERTY ADDRESS and/or CROSS STREETS: South of E Eldorado Lane & Haven Street
 PROJECT DESCRIPTION: 80' Stealth Mono-Pine Cell Tower with 4' lighting rod hidden within faux branches (84' total height)

(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 11/22/2020 (DATE)
 By Romman Khan Afridi
 NOTARY PUBLIC: Wendy Schen



*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.

ATLAS TOWER

Justification & Zoning Narrative Letter – “LV Outlet”

Monday, November 30, 2020

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

UC-20-0543

To Whom It May Concern:

Atlas Tower 1, LLC is submitting a Special Use Permit, Waiver of Development Standards and Design Review Application to Clark County Comprehensive Planning Department to review for a proposed telecommunications facility build on the property of south of E Eldorado lane & Haven Street Las Vegas, NV (Parcel Number: 177-09-202-018). This letter shall serve as justification for the proposed 84' mono-pole with 4-foot lighting rod telecommunications location and how this project will provide the best mobile network coverage while minimizing any visual impacts and reducing the need for additional cellular facilities in the future. This project is being proposed and this justification is being provided in an effort to alleviate current mobile network voice, data, and emergency services connectivity issues in an area that is severely lacking reliable network coverage and capacity.

SITE DETAILS

Land Owner:

Romman Khan Afridi
7701 W Robindale Road #236
Las Vegas, NV 89113

Site Address/ Parcel ID:

177-09-202-018
South of E Eldorado lane & Haven Street Las Vegas, NV

Applicant:

Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301

Coordinates:

N36°03'08.19"
W115°10'01.10"

Zoning:

Rural Estates Residential (R-E)

Lease Area:

35' x 70' (2,450 sq. ft)

PROPOSAL SUMMARY & REQUEST

The purpose of this request is to build an 84' Mono-pole stealth telecommunications tower within a fenced 35' x 70' (2,450 sq. ft.) wireless facility. This facility will provide critical wireless coverage to the surrounding area. The proposed site is an area with close proximity to high density commercial units as well as medium residential areas where there is very spotty coverage and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the users demand more data for their current and future devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to three wireless providers. Each provider will install antennas and on-the-ground base-station equipment. Applicant respectfully requests the following:

1. Use Permit to allow for this Communication Tower.
2. Waivers of Development Standards for the following:
 - a. Increase the total tower height to 84 feet where 80 feet is the maximum.
 - b. Reduce the tower setback to 64 feet where 186 feet is required.
3. Design Review for a communication tower and ground level amenities.

Our mobile network carrier partners strive to provide excellent wireless service for their users with a network of telecommunications facilities that allows cellular users to reliably place and receive mobile-phone calls as well as utilize data and first responder emergency services. This facility will provide critical wireless coverage to the surrounding area, which is currently underserved. As the area develops further

and the existing users demand more data for their existing devices, existing infrastructure will continue to hit capacity limits and be unable to meet mobile service coverage needs and demands.

The performance of a carrier's network consists mainly of two factors: coverage and capacity. Coverage can be thought of as the strength of a wireless signal in a given area. Capacity can be thought of as the ability of the wireless network to handle the amount of voice and data demands placed upon it. Increasing the coverage and capacity capabilities in any given area requires the development of a new telecommunications facilities that can house multiple antennas and is near mobile network users.

Cellular design has evolved so that cell sites located near high traffic or high populations areas are favored. These sites closer to population centers provide faster and more reliable service which ultimately results in fewer dropped calls and call failures for the community. This tower and facility will be used for structural support of up to three wireless providers. Each provider will install antennas that are completely hidden within the mono-pine design and have on-the-ground base-station equipment in order to provide solid coverage.

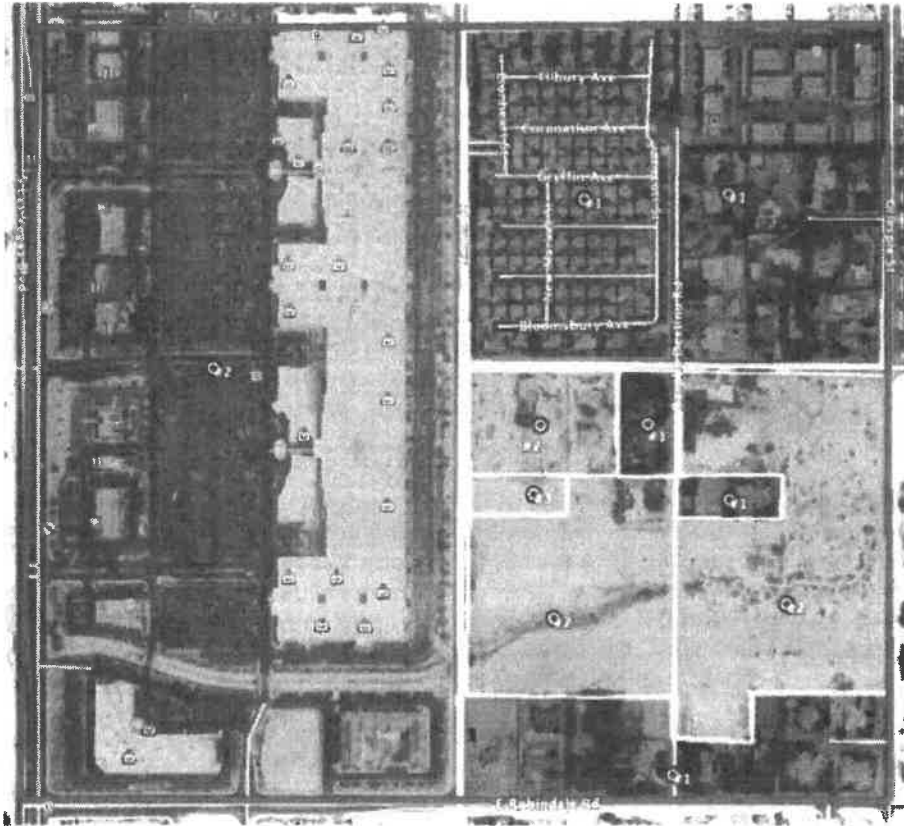
PROXIMITY REQUIREMENTS:

There are no existing structures in the nearby area that would be able to provide enough height in order to achieve satisfactory cellular service to the nearby community, therefore, this telecommunications facility needs to have a line-of-sight as well as close proximity to the nearby roads, offices, and homes where cellular users work and reside. In order to provide the best coverage to the community, Atlas Tower identified property owners within the search ring below based on the following qualifications:

Site Qualifications:

1. Owners are in an area where our carrier partners (AT&T, Dish Network, T-Mobile, and Verizon) are experiencing network problems. This is shown as the large red "Search Area" depicted below.
2. Properties that are zoned appropriately for this type of project according to the City of Draper zoning code.
3. Properties that have enough space to physically host this project.

With those qualifications in mind, Atlas Tower reached out to the below properties and have documented all responses below.



#1 (BLACK): These site locations were not considered for this project due to small property sizes and lack of available space.

#2 (RED): Atlas Tower sent out project proposal letters to property owners, however owners elected not to pursue.

#3 (GREEN): Proposed new site location at south of E Eldorado lane & Haven Street Las Vegas, NV (Parcel Number: 177-09-202-018). As noted above, Atlas Tower provided this project opportunity to all property owners that fit the needs for this project within the search area by sending proposal letters. This proposed property has the only willing owner for this project within the search area. Atlas Tower was able to enter into a Lease Agreement property and is proposing to place the communications facility here.

EXISTING AND FUTURE NEED:

The existing infrastructure surrounding the proposed facility is not currently meeting our carrier's goals for excellent coverage, especially in-building coverage or user expectations. Network performance will continue to decrease as time goes on unless the wireless infrastructure is expanded. If the network issues are not addressed, the network will eventually reach a point of non-functionality. This project has the physical capacity to host up to three independent mobile network carrier antennas in order to account for the needs of multiple carriers while reducing the need for additional facilities within the nearby area.

PUBLIC SAFETY:

An unreliable network can be a safety risk as it is becoming increasingly common for emergency calls to be made by cellular phones because many people are getting rid of traditional landlines. According to National Emergency Number Association (NENA), over 80% of all 9-1-1 emergency calls are made by wireless mobile devices. If cell-phone calls are severely degraded, it can be difficult or impossible for a user to make a call in the case of an emergency, which poses severe safety risks. This project would account for the coverage and capacity issues in this area to make sure that citizens can reliably contact emergency services when needed.

SIMILAR FACILITIES WITHIN CLARK COUNTY:

This proposal is very similar to existing Communications Facilities that have already been approved by Clark County Planning & Zoning. Applicant has compiled a quick list of other parcels that are comparable to this proposal for easy review:

<u>Parcel ID:</u>	<u>Underlying Zoning</u>	<u>Tower Type:</u>	<u>Tower Height:</u>	<u>Distance to Residential area:</u>
176-16-601-010	R-E	Stealth Water Tank	80'	20'
177-28-702-016	R-E	Slim Pole	79'	140'
177-31-210-013	R-E	Stealth – Mono Palm	80'	240'
177-19-701-005	R-E	Stealth – Mono Palm	80'	50'
177-16-501-009	R-E	Mono-Pole (Non-Stealth)	95'	220'

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is mostly developed commercial and residential properties of medium density. The proposed site is currently vacant and has not had any significant prior uses on the property. We are proposing a stealth Mono-pole design to hide the external antennas and reduce any visual impact there may be with this project.

Frequency Of Maintenance Work On The Proposed Facility

On average, after initial installation, a carrier or its contractors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

The Average Number Of Vehicles Visiting The Facility

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity.

The Average Duration Work Visits On The Facility

For typical maintenance visits, a carrier or its contractors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

Expected Noise Levels

Telecommunications facilities are essentially silent. This would be true whether there were one or three carriers. A generator could be operated on site in the rare instance that power went out. The generator would create noise, but it would not be noticeable off of the parcel.

CLARK COUNTY DEVELOPMENT CODE 30.44-28 & 30.44-29

1. Design standards for all towers. (These conditions may be modified with the approval of the special use permit.)
 - A. Unless otherwise required as a condition of approval all towers shall be designed to accommodate more than 1 antenna array, and towers higher than 80 feet must accommodate at least 3 antenna arrays.
Response: This tower will be 80 feet in height with a 4 foot lighting rod and will be able to accommodate up to three national broadband mobile network carrier's antenna arrays.

- B. If no permanent staff is assigned to the facility, development standards regarding parking, landscaping and screening (Chapters 30.60 and 30.64) are not required; however, compliance with all dust control measures required per Clark County Air Quality Regulations shall be maintained, with the exception of:
Response: No development standards regarding parking, landscaping and screening are required as no permanent staff will be assigned to this facility. Applicant will meet all compliance measures required by Clark County Air Quality for this project.
- i. Development greater than 40,000 square feet in size shall comply with the standards for screening and landscaping.
Response: This is not applicable as this development will not exceed 40,000 square feet.
 - ii. Ground level equipment, buildings, and the tower or antenna base shall be screened to prevent visibility from streets and residential development.
Response: All ground level equipment, buildings, and the tower base shall be screened by solid wood external fencing in order to reduce visibility from all nearby streets and residential developments.
- C. Any communication tower may provide a security fence or wall subject to the design standards listed under Chapter 30.64 of this Title.
Response: This project meets all design standards listed under Chapter 30.64 of this Title, see Applicant's detailed responses to Chapter 30.64 below.
- D. No signals, lights or signs shall be permitted on towers unless required by the Federal Communication Commission or Federal Aviation Administration.
Response: Applicant acknowledges and accepts this requirement. This tower will not have any signals, lights, or signs unless required by the Federal Communication Commission or Federal Aviation Administration.
- E. Design.
- i. All towers shall be designed to be architecturally compatible with the surrounding buildings and land uses in the zoning district, or otherwise integrated to blend in with existing characteristics of the site to the extent practical.
Response: The telecommunications facility will be designed to resemble that of a pine tree or "Mono-Pine" so that the external antennas will be hidden within the "branches" in order to reduce any visual impact and be designed to be of a similar color and shape of a pine tree. The 4 foot lighting rod will be painted and designed to blend in with the faux branches.
 - ii. All towers shall be painted with a color generally matching the surroundings or background that minimizes its visibility, however, a different color may be used if required by the Federal Communication Commission or Federal Aviation Administration.
Response: The telecommunications facility tower will be painted with colors to best resemble a pine tree and not a traditional cell tower. This design has been chosen to minimize visibility of the exterior antennas from the nearby community.
- F. The maximum height shall be 80 feet unless located within a public utility substation in which case the maximum height shall be 20 feet above the highest structure within the substation.
Response: Applicant is proposing an 80 foot mono-pine communications tower with a 4 foot lighting rod on top, for a total structure height of 84 feet, which is 4 feet beyond the maximum height of 80 feet. Applicant is requesting a waiver of 4 additional feet beyond the height Development Standards in order to account for the lightning rod hidden within faux branches above the tower itself and provide the best fix for coverage issues in the area. Please see the attached "Height Justification Narrative"

for the technical radio frequency specifications for why the 80' tower height (with 4 foot lightning rod/faux braces) would be required.

G. The following setbacks shall be required:

- i. When located within a public utility substation, 10 feet minimum from street and 20 feet minimum from residential development.

Response: This section is not applicable as this project is not located within a public utility substation.

- ii. For all other towers:

- (a) From any street: minimum 40 feet.

Response: This project meets this requirement as the nearest street is approximately 270 feet from tower site.

- (b) From residential development located on a separate property than on which the tower is located:

- (1) If lot is 2 ½ acres or greater: minimum distance shall be at least 300% of the height of the tower.

Response: Proposed site is located on a Property that is .82 acres and thus the above does not apply.

- (2) If lot is less than 2 ½ acres: minimum distance shall be at least 200% of the height of the tower.

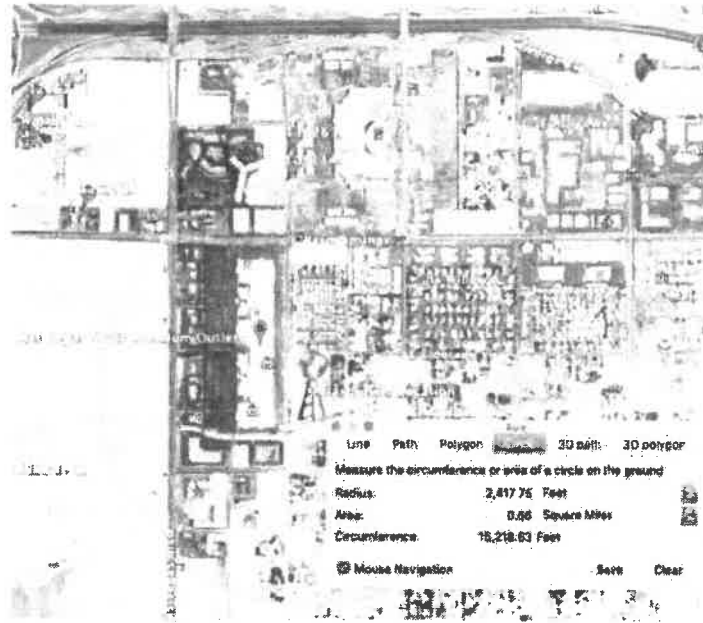
Response: In order to provide the necessary tower height for cellular coverage, Applicant is proposing a total structure height of 84 feet. As written, the development standards would require this proposal to be setback 168 feet from any property line, however, as the parent parcel is roughly 117 feet wide, there is no possibility of meeting this setback requirement and Applicant is requesting a reduction for these Development Standards to 64'. The proposed tower location was chosen as it is set equidistance from the Northern, Southern, and Eastern property lines by 64'. A 64' setback is the absolute maximum setback can could be achieved on this parent parcel and if applicant were to move the communication tower location any direction other than west, the communication facility would no longer be equidistance from the adjacent parcel boundaries.

- (3) Exception. In no case shall the setback be a distance equal to more than 75% of the width of the lot, measured from the property line that abuts or is closest to the residential development to the property line on the opposite side of the lot.

Response: This exception does not apply to this proposal.

H. A minimum separation of 600 feet from another communication tower unless designed and constructed in a stealth design in a cluster.

Response: This project meets this requirement, as the nearest communication tower is FCC Registration # 1011149 and is over 2,400 feet away from the proposed project location, as shown in the aerial image below.



2. A performance bond shall be required for all new towers, including relocated towers where a previous bond has not been accepted, in a form acceptable to the Department, or a cash deposit in lieu of the bond, in an amount sufficient to provide for removal, storage or disposal of the tower plus an additional 15% contingency and to restore the site including stabilization and re-vegetation as necessary. An estimate of the removal cost from a Clark County licensed company experienced in contracting for removal of standard components shall accompany the bond. Unless the tower is located on property owned by a governmental entity where a guarantee is in place for removal of the tower when no longer in use, a separate bond will be required for each tower regardless of owner(s) or location. All bonds shall provide for the County to collect the full amount of the guarantee if the applicant fails to maintain the guarantee. Any government entity or public utility company shall be exempt from this requirement.

Response: Applicant acknowledges and accepts this requirement.

3. If no bond is in place, or if the County cannot collect on a bond issued pursuant to paragraph 2 above, then the following procedure shall apply. Any abandoned or unused tower, and the associated components of the facility shall be removed within 12 months of the cessation of operations of the tower. In the event that timely removal is not performed, the County may remove or cause the removal of the tower and associated components, assess the costs of removal against the property, after notice and opportunity to be heard is provided. Before taking such action, the County must mail to the property owner a notice of the County's intent to do so. The property owner served with such notice shall have 30 days from the date the notice is mailed to respond in writing to request a hearing before the Board to show cause why the abandoned tower and associated components should not be removed from the property at the property owner's expense. The failure to request a hearing within 30 days shall be deemed a waiver of the right to be heard and the County may immediately cause the removal of the tower and any associated components, and may assess the costs of removal, storage and disposal against the property.

Response: Applicant acknowledges and accepts this requirement.

CLARK COUNTY DEVELOPMENT CODE 30.64.020 Fences and Walls.

Perimeter fences and walls are permitted and/or required in accordance with the provisions of this section. An additional one foot of decorative embellishment is permitted on each wall.

1. When Permitted. Unless otherwise specified in Tables 30.64-1 and 30.64-2, fences and walls not required (but permitted) shall comply with this subsection (1). However, when constructed in conjunction with a retaining wall, the specified maximum wall height may be increased to include the height of the retaining wall up to a maximum of 12 feet, subject to compliance with 30.64.050(4), unless otherwise specified in the Chapter. Security fences are permitted in conjunction with Temporary Government Facilities in any zoning district, subject to the requirements for security fences in 30.08.030 and Table 30.64-2.

Response: Applicant acknowledges and accepts this subsection.

- C. Commercial and Special Development. Fences and walls over 3 feet in height are not permitted within the required zoning district setbacks along a street unless required to buffer adjacent uses as approved by the Commission or Board. Any fence or wall within the required zoning district setbacks which is along a street shall be decorative. Congregate care, independent and assisted living, school, and recreational facilities may have fences and walls within street setbacks subject to approval by the Commission or Board. Fences or walls within side and rear setbacks not adjacent to a street nor on the property line shall not exceed 6 feet in height.

Response: This project will be surrounded by a 6-foot solid wood security fence as this project is a special development that is not set within the zoning district setback requirements

CONCLUSION

This justification letter represents the required and supplementary information to document the technological, economic, and social necessity and benefits of a new 80' stealth mono-pine communications tower with a 4-foot lighting rod hidden within faux branches, located south of Haven street and El Dorado Lane Las Vegas, NV with parcel number: 177-09-202-018. This project will provide the best network coverage to the community while minimizing any visual impacts and accounting for future need by having the ability to host multiple network carriers. As this proposed location is the only property within the carrier's search area that has a willing property owner, enough space to host the project, and applicable zoning, Atlas Tower 1, LLC respectfully requests the approval of our Special Use Permit, Waiver of Development Standards and Design Review Application for an 80-foot Stealth Mono-pine communications tower with 4-foot lighting rod and facility.

Best Regards,

Cornelius Whitehead
Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301
Office (303) 448-8896

03/02/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

WINDMILL LN/RAINBOW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0588-HANWEN RAINBOW, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Montessouri Street (alignment) and Rainbow Boulevard, and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). H/jt/jd (for possible action)

RELATED INFORMATION:

APN:
176-15-501-008

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements located along the north and east sides of the site. Along the north side of the site, adjacent to Windmill Lane, the plans depict the vacation and abandonment of a 10 foot wide pedestrian access and utility easement and a 5 foot wide street light, utility, and traffic control device easement. Along the east side of the site, adjacent to Rainbow Boulevard, the plans depict the vacation and abandonment of a 5 foot wide bus pad easement; a 10 foot wide pedestrian access and utility easement; and a 5 foot wide street light, utility, and traffic control device easement.

According to the applicant, the vacation and abandonment of these easements is necessary due to the realignment of rights-of-way. The vacated easements will be replaced by new easements to serve the same purpose in conjunction with the approved commercial development.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500164	1 lot commercial subdivision	Approved by PC	September 2019
VS-19-0370	Vacated and abandoned government patent easements	Approved by PC	July 2019
WS-18-0971	Modified driveway design standards and design review for a shopping center	Approved by BCC	February 2019

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1016-07	41,155 square foot shopping center - expired	Approved by BCC	October 2007
ZC-0192-02	Reclassified this site to C-2 zoning	Approved by BCC	April 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Convenience store & gasoline station
South	Public Facility	P-F	High school
East	Commercial General	R-4 & R-E	Multiple family & undeveloped
West	Public Facility	P-F	Metro substation

The subject site and surrounding area are 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**Public Works - Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised 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

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MINNI JIANG

CONTACT: KEN KRAEMER, 800 N. RAINBOW BOULEVARD, SUITE 144, LAS VEGAS,
NV 89107

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

2A

APPLICATION TYPE	Public Works sign-off required prior to submittal of VAPE: _____			
VACATION & ABANDONMENT (VS): <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY	STAFF	DATE FILED: <u>1/7/21</u>	APP. NUMBER: <u>VS-20-0588</u>	
ADMINISTRATIVE VACATION & ABANDONMENT (VAPE): <input type="checkbox"/> PATENT EASEMENTS		PLANNER ASSIGNED: <u>JCT</u>	For Applications going to Public Hearing: TAB/CAC <u>ENTERPRISE</u>	
<input type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET) (ORIGINAL APPLICATION #): _____		ACCEPTED BY: <u>JCT</u>	TAB/CAC DATE: <u>2/10/21</u> TIME: <u>6pm</u>	
		FEE: <u>375.00</u> CHECK #: <u>DNUNE</u>	PC MTG DATE: <u>3/2/21</u>	
		COMMISSIONER: <u>JJ</u>	BCC MTG DATE: _____	
		ZONE / AE / RNP: <u>C-2</u>	For Administrative Applications LETTER DUE DATE: _____	
		PLANNED LAND USE: <u>ENTCG</u>	NOTES: _____	
		OVERLAY(S)? <u>N</u>		
		TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>		

PROPERTY OWNER	NAME: <u>Hanwen Rainbow LLC</u>
	ADDRESS: <u>8259 SOAPSTONE CREEK WAY</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-325-8599</u> FAX: <u>702-222-1888</u>
	CELL: _____ E-MAIL: <u>minniql@yahoo.com</u>

APPLICANT	NAME: <u>Minni Jiang</u>
	ADDRESS: <u>same as above</u>
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ FAX: _____
	CELL: _____ E-MAIL: _____

CORRESPONDENT	NAME: <u>Michael L. Holton</u>
	ADDRESS: <u>800 N. Rainbow Blvd. #144</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89107</u>
	TELEPHONE: _____ FAX: _____
	CELL: <u>702-415-8337</u> E-MAIL: <u>michael.holton@hauntec.com</u>

ASSESSOR'S PARCEL NUMBER(S): 176-15-501-008

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow/Windmill

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 the 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>Property Owner (Signature) _____</p> <p>STATE OF NEVADA COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>July 15, 2020</u> (DATE)</p> <p>By <u>David Jiang</u></p> <p>NOTARY PUBLIC: _____</p>	<p>Property Owner (Print) <u>David Jiang</u></p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p style="font-size: 0.8em;">LORRAINE EILEEN GARDNER Notary Public, State of Nevada Appointment No. 98-4561-1 My Appl. Expires Jul 15, 2022</p> </div>
---	--

STAFF	Administrative Vacation of Patent Easements is (circle one) APPROVED/DENIED until _____ to record.
	Subject to all standard conditions and the following conditions _____
	By (Public Works): _____ Date: _____

HLS Surveying

800 N. Rainbow Blvd. #144
Las Vegas, NV 89107
(702) 415-8337

Justification Letter

A.P.N. 176-15-501-008

Request for:

VS-20-0588

VACATION OF EASEMENTS


This is a justification letter for the vacation of certain easements located on the proposed Commercial development at 8105 S. Rainbow Blvd., A.P.N. 176-15-501-008

Reason for request: The owner of the above referenced parcel seeks to improve this lot and construct a commercial development. Vacation of said easements is being requested by the owner due to the realignment of rights-of-way. The easements to be vacated are as follows:

1. Doc. No. 20080522:05572 – Being a 10' wide pedestrian access and utility easement and a 5' wide street light, utility and traffic control device easement located along Windmill Lane in its current width, located near the Northeast corner of the property.
2. Doc. No. 20080522:05571 – Being a 10' wide pedestrian access and utility easement and a 5' wide street light, utility and traffic control device easement located along Rainbow Boulevard in its current width, located along the East side of the property.
3. Doc. No. 20080522:05573 – Being a 5' wide bus pad easement located adjacent to the bus lane turnout as it is currently dedicated on Rainbow Boulevard, located on the east side of the property.

The vacated Easements will be replaced with new easements to serve the same purposes, located properly for the proposed Commercial development by the subsequent Commercial Subdivision Map.

END OF LAND DESCRIPTION.



Ken W. Kraemer
Project Manager
HLS Surveying
800 N. Rainbow Blvd. #144
Las Vegas, Nevada 89107

03/02/21 PC AGENDA SHEET

SIGNAGE
(TITLE 30)

WINDMILL LN/GAGNIER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0009-CHURCH GOOD SAMARITAN LUTHERAN:

WAIVER OF DEVELOPMENT STANDARDS to allow wall signs where not permitted in an R-E Zone.

DESIGN REVIEW for wall signs in conjunction with a place of worship complex on 4.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Windmill Lane and the west side of Gagnier Boulevard within Enterprise. JJ/lm/jd (For possible action)

RELATED INFORMATION:

APN:

176-16-101-038

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8425 W. Windmill Lane
- Site Acreage: 4.3
- Project Type: Signage for a place of worship
- Signage Square Feet: 302.7 (proposed north elevation of Building IV sanctuary/tower)/81.6 (proposed south elevation of Building IV tower)/103.9 (existing north elevation of Building I daycare)/70 (existing monument sign)

Site Plan & Request

The request is for signage on the north and south faces of the previously approved sanctuary and tower and existing northerly face of the daycare building. The plans depict a previously approved place of worship and private school complex which consists of a sanctuary building with tower, and 4 school buildings. Access to the site is from Windmill Lane.

Signage

The plans depict proposed wall signage on the sanctuary building and proposed tower. The sanctuary building north elevation signage includes an illuminated rosette with 196 square feet (14 foot radius) consisting of polycarbonate face and digitally printed graphics with gray painted

aluminum cabinet which will be flush mounted to the building. On the north and south elevations of the tower is a 10 foot high cross located 50 feet to 60 feet above grade with 81.6 square feet of sign area. The south elevation is non-illuminated and the north elevation will be illuminated, and both signs consist of polycarbonate faces, and digitally printed graphics with painted aluminum cabinet which will be flush mounted to the building. On the north elevation of the daycare and daycare building there are existing non-illuminated signs consisting of site identifier and mission identification with a total area of 167.8 square feet. There is also an existing 70 square foot monument sign along Windmill Lane.

Applicant's Justification

The applicant indicates that the proposed improvements are the final phase of development of the site and the materials, colors, and design are compatible with the existing structures on the campus.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0227	Increased the height of a proposed architectural feature (tower) in conjunction with an existing place of worship	Approved by BCC	August 2020
ADR-19-900597	New sanctuary building in conjunction with an existing place of worship	Approved by ZA	September 2019
DR-0115-13 (WC-0051-14)	Waived specific conditions regarding fencing	Approved by BCC	June 2014
DR-0115-13	Classroom and activity areas and designated future phases for an existing place of worship	Approved by BCC	June 2013
UC-0577-12	Storage building that is not architecturally compatible with the principal structure	Approved by BCC	November 2012
UC-0730-09 (ET-0048-12)	First extension of time to review accessory structures that are not compatible with the principal use and a school (K-3) in conjunction with an existing place of worship	Approved by BCC	June 2012
UC-0645-09 (ET-0047-12)	Second extension of time to review an existing place of worship and daycare facility	Approved by BCC	June 2012
UC-0645-09 (ET-0131-10)	First extension of time to review an existing place of worship and daycare facility	Approved by BCC	January 2011
UC-0730-09	Accessory structures not architecturally compatible and design review for a storage building	Approved by BCC	July 2010
UC-0645-09	Place of worship and daycare with waivers for full off-sites (excluding paving) along Gagnier Boulevard and eliminate landscaping and screening requirements to a less intense use	Approved by BCC	February 2010

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

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.

Staff finds that the requested signage is excessive for a place of worship located on an arterial street that is immediately adjacent to existing residential uses. The existing non-illuminated signage on the north elevation of the daycare building and the existing monument sign on Windmill Lane should be sufficient for wayfinding to the sight without impacting the residential properties to the west of south. The proposed signage is located at 20 feet to 30 feet above grade (north elevation), and 50 feet to 60 feet above existing grade (north and south elevation on tower) and staff is concerned the placement of the signage on the sanctuary and tower has potential negative impacts on the existing residential properties. Staff cannot support the request as submitted.

Design Review

Staff is unable to support the requested signage and quantity of signs; therefore, staff cannot support this portion of the 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:

- Illuminated lighting to be placed on timers to be shut off at 8:00 p.m.;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised 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: CHURCH GOOD SAMARITAN LUTHERAN

CONTACT: MACK MCKNIGHT, 3DMC LLC, 5606 S. EASTERN AVENUE, LAS VEGAS, NV 89119



LAND USE APPLICATION

3A

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 type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Church Good Samaritan Lutheran</u> ADDRESS: <u>8425 W Windmill Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-873-3589</u> CELL: <u>702-241-7392</u> E-MAIL: <u>dlorling@goodsamly.com</u>
	APPLICANT NAME: <u>Church Good Samaritan Lutheran</u> ADDRESS: <u>8425 W Windmill Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-873-3589</u> CELL: <u>702-241-7392</u> E-MAIL: <u>dlorling@goodsamly.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Mack McKnight - 3DMG LLC</u> ADDRESS: <u>5606 S Eastern Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-526-1313</u> CELL: <u>702-526-1313</u> E-MAIL: <u>Mack@3DMGLLC.COM</u> REF CONTACT ID #: <u>171496</u>

ASSESSOR'S PARCEL NUMBER(S): 176-16-101-038
 PROPERTY ADDRESS and/or CROSS STREETS: 8425 W Windmill Lane
 PROJECT DESCRIPTION: WS: allow signage in R-E RNPI zone. DR for signage in conjunction with existing pit

(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.

Donald A. Lorling
 Property Owner (Signature) Donald A. Lorling
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON November 11, 2020 (DATE)
 By: Maria Antonia - Sears
 NOTARY PUBLIC: Maria Antonia - Sears



*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.



January 4, 2020

Comprehensive Planning Department
500 S. Grand Central Parkway Las Vegas, NV 89106

Re: Good Samaritan Lutheran Church – Justification Letter APN
#176-16-101-038

To Whom It May Concern:

We are respectfully requesting a Waiver of Development Standards and Design Review for the above mentioned project in an R-E RNP-1 zone where not allowed.

Background and Justification for request.

This request was originally submitted prior as part of land use application UC20-0027 item “# 2) wall signs in conjunction with a place of worship complex on 4.3 acres in an RE (Rural Estates Residential) (RNP-I) Zone.” And requested to be withdrawn without prejudice by Pastor Don Lorring during the Enterprise Town Board Meeting on July 1, 2020. The purpose for the withdraw without prejudice was to try to meet with all the neighbors about the signage and incorporate those items that we agreed about into the signage package. We appreciated the comments from the neighbors and the Planning Commissioners as shown with the revised signage package. The belfry tower of 70’ on UC20-0027 item# 1 was approved by the Clark County Commissioners on August 19, 2020.

The requested signage is for the belfry and structures shown on the plans are intended to be emblematically and historically consistent with the ecclesiastical nature of a community worship space. The exterior materials and forms are complementary to the existing Church and School campus buildings and local neighborhood. Precedent for similar Belfry signage elements and height allowances have been established within the local community. The Crossing Church, located at 7950 W. Windmill Ln., was approved for a maximum building height of 80’-0” (including cross symbol). Additionally, the Crossing Church was approved for the installation of a 78’-0” high monopine communications tower.

Signage Waiver:

A Waiver of Development Standards for the previously approved Sanctuary building, proposed Belfry addition, and existing Nursery building as follows shown on plans provided:

- Increase sign area on the North elevation of the previously approved Sanctuary building and attached Belfry to 302.69 feet where 50 square feet is allowed, per Table 30.72-1.
- Increase the sign area on the North elevation of the existing Nursery building to 103.88 square feet where 50 square feet is allowed, per Table 30.72-1.
- Increase the sign area for the south elevation to the Belfry to 81.6 square feet where 50 square feet is allowed, per Table 30.72-1.
- Increase the number of signs per building elevation where 1 is allowed for the Sanctuary/Belfry building, per Table 30.72-1.

Increase the number of signs to 6 per building elevation where 1 is allowed for the Nursery building, Per Table 30.72-1.

5606 S EASTERN AVE
LAS VEGAS, NV 89119
NV LICENSE #00822654 | UNLIMITED

OFFICE | 702-435-0004
FAX | 702-435-0064
WWW.3DMG.LLC.COM



Sanctuary and Belfry Signage:

Exhibits for the Sanctuary building and Belfry addition signs have been prepared by Patrick Signs and are indicated as design and locations can be found on sheets 2, 3, 4, & 9 of 9, included with this submittal.

Sign B-1 is proportional in scale and characteristically suitable to the overall exterior North façade of the building. It is an integral embellishment to the façade as it recalls stained glass windows, typical of historical churches. Sheet 5 of 9.

Sign B-2 are symbolic of the spiritual function of the worship facility and are proportional to the scale of the proposed structure. Sheet 6 of 9.

Sign B-3 area by itself meets Development Standards, however in combination with Sign B-1 on the same elevation, the combined areas exceed the standard. Sign B-3 is a necessary component for the campus in terms of identity and wayfinding. Sheet 7 of 9.

Existing Nursery:

Exhibit indicating signage at the existing Nursery building 01 has been included with this submittal for your consideration. There are currently (2) existing crosses located at the roof peak of existing buildings 01 & 02 to remain. Height to top of existing crosses are approximately 40'-0".

Signage calculations:

Sanctuary and Belfry Addition:

B-1 circle, 196 s.f. (north elevation) – Sheet 5 & 9 of 9

B-2 cross, 81.6 s.f. (north and south elevation) – Sheet 6 & 9 of 9

B-3 campus lettering, 25.09 s.f. (north elevation) North elevation total: $196+81.6+25.09 = 302.69$ s.f.

South elevation total: 81.6 s.f. – Sheet 7 & 9 of 9

Existing Nursery Building:

North elevation total: $24.11+52.25+6.42+8.17+6.32+6.61 = 103.88$ - Sheet 2 & 9 of 9.

If you have any questions regarding this project or the content of this letter, please do not hesitate to contact me.

Thank you again for your assistance in this matter.

Sincerely,


Mack McKnight

03/03/21 BCC AGENDA SHEET

RETAIL CENTER/VEHICLE WASH
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400002 (UC-18-0617)-SKID HOLDINGS, LLC:

USE PERMIT FIRST EXTENSION OF TIME to reduce the setback of a vehicle (automobile) wash from a residential use.

DESIGN REVIEWS for the following: 1) retail building; 2) restaurant with drive-thru; 3) vehicle (automobile) wash; and 4) water vending structure on 1.9 acres in a C-2 (General Commercial) Zone.

Generally located on the southeast corner of Blue Diamond Road and Durango Drive within Enterprise. JJ/jgh/jd (For possible action)

RELATED INFORMATION:

APN:
176-21-201-012

USE PERMIT:
Reduce the setback of a vehicle (automobile) wash from a residential use to 150 feet where a minimum of 200 feet is required per Table 30-44-1 (a 25% reduction).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 8575 Blue Diamond Road
- Site Acreage: 1.9
- Project Type: Retail building/restaurant with drive-thru/vehicle (automobile) wash/water vending structure
- Number of Stories: 1
- Building Height (feet): 27 (retail building)/17 feet 7 inches (restaurant with drive-thru)/28 (vehicle (automobile) wash)/14 feet 4 inches (water vending structure)
- Square Feet: 6,401 (retail building)/450 (restaurant with drive-thru)/2,364 (vehicle (automobile) wash)/108 (water vending structure)
- Parking Required/Provided: 37/41

Site Plans

The previously approved plans show a proposed retail center consisting of a retail building, a restaurant (coffee shop) with drive-thru, a vehicle (automobile) wash, and a water vending structure. The retail building is located approximately 19 feet from the south property line. The vehicle (automobile) wash is approximately 150 feet from the south property line and the residential use to the south. The restaurant (coffee shop) with drive-thru is located on the northeast portion of the site, while the water vending structure is centrally located on the site. Nine vacuum bays for the vehicle (automobile) wash are located to the west of the vehicle (automobile) wash building. A communications tower exists on the southeast portion of the site. Access to the site is provided via a driveway off of Durango Drive. Cross access is also provided with the adjacent property to the east. A total of 41 parking spaces are provided where a minimum of 37 spaces are required.

Landscaping

Previously approved plans show street landscaping that consists of a 15 foot wide landscape area with an attached sidewalk along Blue Diamond Road, and a 15 foot wide landscape area with a detached sidewalk along Durango Drive. Additional trees are provided within the street landscape area along Blue Diamond Road in front of the vehicle (automobile) wash to screen the bay door from the street. A 15 foot wide landscape area with 36 inch box trees and an 8 foot high block wall is provided along the south property line as required per ZC-1364-06.

Elevations

The previously approved plans depict a 1 story, 27 foot high, retail building consisting of stucco finish with architectural reveals, a flat roof with parapet walls, and metal canopies. The vehicle (automobile) wash building is 1 story, 28 feet high, and is constructed of decorative metal panels, fiber cement panels, split-faced block and a curved acrylic roof. The vacuum bay canopies are 11.5 feet high. The restaurant (coffee shop) with drive-thru is 1 story, 17 feet 7 inches high. Building materials consist of stucco finish, Hardie Board (wood) planks, and canopies. The water vending structure is 14 feet 4 inches high and is constructed of stucco finish and a metal canopy.

Floor Plans

The retail building is 6,401 square feet and depicts 7 tenant spaces. The vehicle (automobile) wash building is 2,364 square feet. The restaurant (coffee shop) with drive-thru is 450 square feet and consists of a prep area, point of sale area, and a restroom. The water vending structure is 108 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0617:

Current Planning

- Operation of the automobile wash limited to 7:00 a.m. to 9:00 p.m.;
- Provide cross access with the adjacent parcel to the east;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- 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.
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0494-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates they are requesting an extension of time due to an issue with their civil engineer not being able to complete their work in a timely manner. The applicant states that plans have been submitted to the building department and progress toward commencing the project is being made; therefore, an extension of time is needed.

Prior Land Use Requests

Application Number	Request	Action	Date
NC-18-0617	Use permit with a design review for a vehicle wash	Approved by BCC	October 2018
DR-0038-12	Lighting for a grocery store (Fresh & Easy) - expired	Approved by BCC	March 2012
DR-0466-10	Grocery store (Fresh & Easy) - expired	Approved by BCC	December 2010
DR-1185-07	Commercial center including the adjacent parcels to the east - expired	Approved by PC	November 2007
ZC-1364-06	Reclassified the site and the parcels to the east to C-2 zoning for a shopping center	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Pharmacy (Walgreens)
South	Major Development Project	R-3	Multiple family residential
East	Commercial General	C-2	Convenience store with gas pumps
West	Commercial General	C-1 & C-2	Undeveloped

The site and the properties to the north, east, and west 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

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

Staff finds that the applicant has made substantial progress toward commencement of this project as the traffic study (PW20-10874) and drainage study (PW19-15038) have been approved. In addition, the off-sites (PW19-18246) and building permits (BD19-05189) have been applied for; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until October 03, 2022 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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: MARK STEARNS

CONTACT: MARK STEARNS, WESTSTAR ARCHITECTS, 4052 DEAN MARTIN DR,
LAS VEGAS, NV 89103

DRAFT



LAND USE APPLICATION 4A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
-
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - UC-18-0617
- APPLICATION REVIEW (AR)
- DEVELOPMENT AGREEMENT (DA)

STAFF

DATE FILED: 1/7/2021 APP. NUMBER: ET-21-40002
 PLANNER ASSIGNED: JGH TAB/CAC: Enterprise
 ACCEPTED BY: JGH TAB/CAC MTG DATE: 2/10 TIME: 6PM
 FEE: \$1600 PC MEETING DATE: _____
 CHECK #: N/A BCC MEETING DATE: 3/3/21
 COMMISSIONER: JJ ZONE / AE / RNP: C-2
 OVERLAY(S)? NO PLANNED LAND USE: CG
 PUBLIC HEARING? Y(N) NOTIFICATION RADIUS: N SIGN? Y(N)
 TRAILS? Y(N) PFNA? Y(N) LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: BCC COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: SKID Holding, LLC
 ADDRESS: 1484 MacDonald Ranch Drive
 CITY: Henderson STATE: NV ZIP: 89012
 TELEPHONE: _____ FAX: _____
 CELL: _____ E-MAIL: _____

APPLICANT

NAME: Contour Real Estate Development Company
 ADDRESS: 200 Spectrum Center Drive
 CITY: Irvine, California STATE: CA ZIP: 92618
 TELEPHONE: 800-964-8110 FAX: _____
 CELL: 702-239-9999 E-MAIL: david@contoure.com

CORRESPONDENT

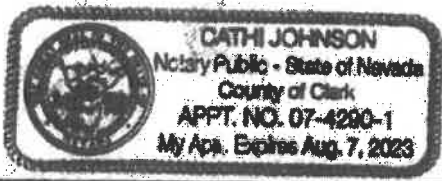
NAME: Mark Stearns
 ADDRESS: 400 S. 4th Street
 CITY: Las Vegas STATE: NV ZIP: 89101
 TELEPHONE: 702-878-0000 FAX: _____
 CELL: _____ E-MAIL: mstearns@wagnarchitect.

ASSESSOR'S PARCEL NUMBER(S): 176-212-01-012
 PROPERTY ADDRESS and/or CROSS STREETS: 8575 Blue Diamond Road Las Vegas
 PROJECT DESCRIPTION: PT SW4 NW4 SEC 21 22 60

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

[Signature]
 Property Owner (Signature)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON September 19 2020 (DATE)
 By Shahrooz Paul Mashouf
 NOTARY PUBLIC: [Signature]

Shahrooz Paul Mashouf
 Property Owner (Print)



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



WESTAR ARCHITECTS

ET-21-40002

August 18, 2020

PLANNER
COPY

Tabitha Kast
Clark County Comprehensive Planning
500 South Grand Central Pkwy
Las Vegas, NV 89155

Re: Application for Extension of Time
Blue Diamond & Durango Retail
Justification Letter
APN: 176-212-01-012

Dear Tabitha:

Enclosed please find the application materials necessary to accompany a request for a Extension of Time. The APN is 176-212-01-012. The parcel is generally located on the North side of Blue diamond road and the West side of Durango drive.

The current property is zoned C-2, with a land use of CG- Commercial General. The Proposed project will be a mixed use consisting of a carwash, retail building, watermill and a small drive thru coffee. All of the mentioned use is allowed in the current zoning with a special use permit for the carwash. The closest residential neighborhood is located to the north side of the property hasn't not been constructed. The end of the car wash to the property line is 151'-11 3/8" with the retail building acting as a sound and site buffer. The R-3 is offset to the east of the property so there isn't a direct line of site to the carwash from the residential. Therefore we are requesting a waiver on the 200'-0" set back on the south side of the property only to 150'-0". We meet the requirements on all other side of the property.

We are request an Extension of time of one year from October 03, 2020 due to issue with the civil engineer not being able to complete their work in a timely manner. The plans have been submitted to the building department and all disciplines have been approved with the exception of the civil drawings, we expect to have the civil plan approved in the next month and construction will start shortly after the permit is received, Hadfield Building Corp. is the selected contractor everything is in place once we have the final approval of the civil plans.

If you have any question please feel free to call me

Mark A Stearns
Associate
Westar Architects
702-870-0000

ARCHITECTURE • INTERIOR DESIGN • PLANNING

WESTAR Architects - Patrick Klenk, P.C.
400 S. 4th St. Suite 215 • Las Vegas, NV 89101 • Phone: 702.878.0000 • Fax: 702.878.8430
www.wagnarchitects.com

Page 2 of 2

03/03/21 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

MISTRAL AVE/LINDELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400005 (UC-18-0754) -CHURCH DEBRE BISRAT ST GABRIEL ETHIOPIAN O
T:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) place of worship, and 2) increase the height of an ornamental spire and dome.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified street standards; and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) place of worship; and 2) finished grade on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Lindell Road and the south side of Mistral Avenue (alignment) within Enterprise. JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:
176-13-101-026

USE PERMITS:

1. Place of worship.
2. Increase the height of a proposed ornamental spire and dome to 58 feet where a maximum height of 35 feet is permitted per Table 30.44-1 (a 65.7% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the driveway departure distance (driveway off-set) from Mistral Avenue for a driveway along Lindell Road to 168 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 11.6% reduction).
2. Reduce throat depth for a commercial driveway along Lindell Road to 50 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 50% reduction).

DESIGN REVIEWS:

1. Place of worship.
2. Increased finished grade up to 24 inches where 18 inches is the standard per Section 30.32.040 (a 33.4% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8245 Lindell Road
- Site Acreage: 2
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 58
- Square Feet: 9,622 (place of worship)/2,577 (existing single family residence)
- Parking Required/Provided: 99/125

Site Plans

The previously approved plans depict a proposed 1 story place of worship consisting of 9,622 square feet. An existing 1 story single family residence, consisting of 2,577 square feet, will be utilized as a rectory and living quarters for members of the clergy. The place of worship is set back 80 feet from the north and east property lines, 175 feet from the south property line, and 75 feet from the west property line. The single family residence that will be utilized as a rectory is set back 65 feet from the west property line, 30 feet from the south property line, 120 feet from the east property line, and 210 feet from the north property line. The proposed place of worship is centrally located within the project site. The single family residence is located on the southern portion of the site. A proposed 5 foot wide detached sidewalk is located along Lindell Road. A 5 foot wide pedestrian walkway connects the place of worship to the detached sidewalk adjacent to Lindell Road. The required trash enclosure is located along the western property line. Parking spaces for the project site are located around the buildings and perimeter of the site. One hundred twenty-five parking spaces are provided for the project site where 99 spaces are required. Two bicycle racks are located at the northwest corner of the place of worship. Access to the project site is granted via an existing commercial driveway along Lindell Road.

Landscaping

The previously approved plans depict a proposed 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along Lindell Road. Twenty-four inch box trees are proposed within the landscape area along the street frontage. A 10 foot wide landscape area is proposed along the north, south, and west property lines of the project site. Twenty-four inch box large evergreen trees will be planted 10 feet on center along the south property line, adjacent to the single family residential uses. Interior parking lot landscaping is equitably distributed throughout the site.

Elevations

The previously approved elevations depict an overall height ranging between 29 feet to 58 feet, the highest point being the ornamental spire and dome. The domes depicted on the elevations range between 43 feet to 58 feet in height. The building will be painted in neutral, earth tone colors. The materials of the building consist of masonry brick, a stucco exterior, and a concrete tile roof. A copper dome structure is centrally located on the rooftop of the place of worship. Two additional rooftop domes are featured on the west elevation, located at opposite sides of the building's entrance. Multiple windows are featured on the north, south, and west elevations of the structure. The existing 1 story single family residence consists of a pitched, concrete tile roof with a stucco exterior. The single family residence consists of neutral, earth tone colors.

Floor Plans

The previously approved plans depict a 9,622 square foot place of worship featuring a worship area, restrooms, cry room, lobby area, baptism area, change room, office, fire riser room, and altar area. The existing single family residence that will be utilized as a rectory consists of 2,577 square feet with a 1,168 three car garage. The single family residence contains 3 bedrooms, living room, family room, kitchen, dining room, and a bathroom.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0754:

Current Planning

- No amplified noise or drums/percussion outside;
- Maximum height of structure to be 43 feet excluding the cross;
- 10% reduction in size of place of worship building;
- Design review as a public hearing for any significant changes to the 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; 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 on Lindell Road.
- Applicant is advised that the driveway must comply with Uniform Standard Drawings 222.1 and 225, except as waived with this or subsequent applications, with the minimum width to be 32 feet from lip of gutter to lip of gutter; that sight visibility zones must comply with Uniform Standard Drawing 201.2; 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment

(AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds, current plan shows an over length dead end at parking space #103; and to show fire hydrant locations on-site and within 750 feet.

Southern Nevada Health District (SNHD) - Septic

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0576-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the developer is seeking additional funding for the place of worship and intends to commence construction of the project in the near future.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0754	Place of worship with waivers of development standards to modify street and driveway design standards and increase finished grade	Approved by BCC	December 2018
VS-18-0755	Vacation of patent easements and right-of-way - recorded	Approved by BCC	December 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the project site to an R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

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 following progress has been made towards the commencement of this project, since approval of the original application in December 2018: 1) a drainage study has been approved (PW-19-13250) and; 2) the geotechnical report (PW19-15765) has preliminary approval. Staff finds the applicant has been making progress towards the commencement of this application; therefore, staff can support this extension of time 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 December 19, 2023 to commence;
- 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; 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: CHURCH DEBRE BISRA T ST GABRIEL ETHIOPIAN O T

CONTACT: PHILIP WAKEFIELD, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILLESPIE ST, BUILDING E. STE 120, LAS VEGAS, NV 89183



LAND USE APPLICATION

5A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> 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 type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-18-0754 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>11/1/21</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$900.00</u> CHECK #: <u>PAID VIA INTERNET</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>RNP-E</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>ET-21-400005</u> TAB/CAC: <u>ENTERPRESE</u> TAB/CAC MTG DATE: <u>2/10/21</u> TIME: <u>6:00</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>3/3/21 @ 9:00 AM</u> ZONE / AE / RNP: <u>R-E(RNP-E) / NOAE</u> PLANNED LAND USE: <u>ENTRNP</u> NOTIFICATION RADIUS: <u>-</u> SIGN? <u>Y/N</u> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER NAME: <u>CHURCH DEBRE BISRAT ST GABRIEL ETHIOPIAN OT</u> ADDRESS: <u>8245 LINDELL RD</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702.769.7617</u> CELL: <u>702.417.8153</u> E-MAIL: <u>vegassabba@gmail.com; george.boghos@yahoo.com</u>	
	APPLICANT NAME: <u>Blue Diamond Civil Engineering/ Phil Wakefield</u> ADDRESS: <u>9816 Gilespe Street, Suite 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.478.8580</u> CELL: <u>-</u> E-MAIL: <u>pwakefield@bdce-lv.com</u> REF CONTACT ID #: <u>-</u>	
	CORRESPONDENT NAME: <u>Blue Diamond Civil Engineering</u> ADDRESS: <u>9816 Gilespe Street, Suite 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.478.8580</u> CELL: <u>-</u> E-MAIL: <u>abaca@bdce-lv.com</u> REF CONTACT ID #: <u>-</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-13-101-026

PROPERTY ADDRESS and/or CROSS STREETS: Lindell/Mistral

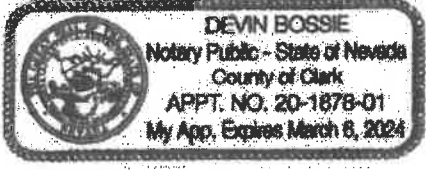
PROJECT DESCRIPTION: Ext of time for UC-18-0754 (Place of worship)

(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)*

Abba W. Admasie
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 11/1/2021 (DATE)
 By Abba W. Admasie
 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.



ET-21-400005

December 17, 2020

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

**Re: St Gabriel Ethiopian Orthodox Tewahado Church
Justification Letter for Extension of Time – UC-18-0754**

Blue Diamond Civil Engineering, on behalf of our client, is respectfully requesting an Extension of Time for UC-18-0754 associated with the above project. The application was initially approved on December 19, 2018. An extension is being applied for since the application is set to expire. The developer is seeking additional funding for the project and intends to start construction in the near future.

We are hopeful that this letter justifies the intent of the proposed extension of time. If you should require any additional information please feel free to contact our office.

Sincerely,

Blue Diamond Civil Engineering

Philip D. Wakefield, P.E.
Principal

**PLANNER
COPY**

Blue Diamond Civil Engineering
9816 Gillespie Street, Suite 120
Las Vegas, NV 89183
(702) 478-8580

REVISED 6R

03/03/21 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

BUFFALO DR/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0338-SANG TJIE GIOK:

USE PERMITS for the following: 1) place of worship; 2) increased height of a place of worship; and 3) increased height of a freestanding sign.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) driveway geometrics; and 3) departure distance.

DESIGN REVIEW for a place of worship on 5.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone.

Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:

176-16-601-050

USE PERMITS:

1. Place of worship.
2. Increase the building height for a place of worship to 46 feet 4 inches where 35 feet is allowed per Table 30.40-1 (a 32.5% increase).
3. Increase the height of a freestanding sign to 35 feet where 28 feet high is permitted in the residential protection standards per Table 30.72-1 (a 25% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback for a freestanding sign to 8 feet 1 inch where 60 feet is required per Table 30.72-1 (an 86.5% decrease).
2. Reduce throat depth to 73 feet 10 inches where 150 feet is required per Uniform Standard Drawing 222.1 (a 51.3% reduction).
3. Reduce the departure distance to 183 feet 6 inches on Wigwam Avenue where 190 feet is required per Uniform Standard Drawing 222.1 (a 3.4% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Place of worship
- Number of Stories: 2
- Building Height (feet): 46 feet 4 inches
- Square Feet: 89,290
- Parking Required/Provided: 151/208

Site Plans

The plans show an 89,290 square foot, 2-story south facing place of worship building complex with monastery consisting of 2 buildings connected by internal hallways and associated parking area. The south portion of the building consists of an entry area which partially covers a drive aisle for patron drop-offs. The building complex is set back 93 feet 11 inches from the west property line, 58 feet 3 inches from the north property line, 13 feet 1 inch from the east property line, and 199 feet 5 inches from the south property line. A freestanding sign is located 27 feet 7 inches from the front property line, 8 feet 1 inch from the west property line, and is 35 feet high. Parking is located on the south, west and north sides of the building complex. Access to the site is from Wigwam Avenue with an additional emergency access with a crash gate on the north side of the property on Camero Avenue.

Landscaping

The plans depict landscaping per Title 30 requirements throughout the site. Detached sidewalks with landscaping on both sides is shown on Wigwam Avenue and Buffalo Drive. An attached sidewalk with 6 foot 11 inch wide street landscaping is located on Camero Avenue. An 8 foot wide landscape strip extends along the western border of the property. Landscaping is also located along the northern border and the western border of the building complex. Internal to the site within the parking area the parking lot landscaping complies with Figure 30.64-14. A 9 foot wide landscape area with trees and shrubs separates the main parking area from the drop-off area canopy and the entrance to the building complex. Landscaping is also proposed in the area between the connecting hallways between the buildings.

Elevations

The elevations show a south oriented place of worship building complex with monastery with an overall building height of 46 feet 4 inches high. The southern elevation depicts the multi-level overhanging grey tiled rooflines with decorative beams, decorative eaves, and roof ornaments. The exterior of the building will be an earth tone stucco finish with a red accent color on the columns. The south elevation shows 3 entrances with associated glass storefronts and grey tiled roof overhangs. The north and east elevations consists of grey tiles overhanging roof.

Floor Plans

The plans for the building complex show 2 levels. The first level on the south building consists of the main entrance with auditorium, various shops for residents, 2 dining rooms, lecture room, kitchen, restrooms, and office space. The northern building consists of a lobby, 43 monastery

living quarters, a kitchen, meeting rooms, restrooms, office space, coffee shop, and an open courtyard with a swimming pool and open landscaped area. The second level of the building consists of 82 monastery living quarters, several meeting rooms, restrooms, meditation room, and storage.

Signage

The plans show a 35 foot tall freestanding sign at the southern entrance to the property. The sign is constructed of red columns, beams with decor, roof accents, and an overhanging tile roof design which is consistent with the place of worship.

Applicant's Justification

The applicant indicates that the proposed place of worship with monastery is designed with the philosophy of the harmony of human and nature. The site design brings natural elements such as daylight, landscaping, fresh air, and wind into the building complex for balance. The applicant states that the proposed place of worship is compatible with the surrounding neighborhood and will enhance the area by providing a stable and desirable character. The applicant indicates that a neighborhood meeting was held on January 25, 2021 with 2 neighbors in attendance.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0015-15	Reduced lot size and setbacks for a 16 lot single family residential development - expired	Approved by PC	April 2015
TM-0005-15	16 lot single family residential development - expired	Approved by PC	April 2015
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	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped & approved 70 lot residential subdivision
South & East	Rural Neighborhood Preservation	R-E (RNP-I)	undeveloped
West	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Use Permit #1

A place of worship with monastery requires consideration through a special use permit to ensure compatibility with existing or planned surrounding uses. Compatibility refers to characteristics of different land uses that allow them to be harmoniously located near or adjacent to each other with minimal impacts. Compatible use considerations may include a range of activities and design features related to existing and proposed development, such as but not limited to height, scale, mass, density, architecture, landscaping, hours of operation, and environmental impacts.

With appropriate building siting, required parking, and appropriate buffering, a place of worship can be consistent and compatible with residential neighborhoods in consideration of Title 30 and the Comprehensive Master Plan. Many places of worship have been approved and developed in Rural Neighborhood Preservation (RNP) areas with no adverse impacts to the community. Staff finds the establishment of a place of worship at this location is consistent with all Title 30 provisions, but has concerns regarding the site location, building design, the freestanding sign, and other elements of the project. Those concerns will be addressed with the design review portion of this request.

Staff can support the place of worship use for the following reasons: 1) the place of worship is near a collector street; 2) the building setbacks exceed Title 30 minimum requirements for the building complex; and 3) the required parking is being provided.

Waiver of Development Standards

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

Use Permits #2 & #3 and Waiver of Development Standards #1

The applicant is requesting to reduce the side setbacks, increase the overall height of a freestanding sign, **and increase the height of a building in a residential area.** Although the architectural design of the freestanding sign is consistent with the design of the building complex, the size and scale are not consistent with the surrounding area. The location of the sign, the **setback reduction, and increased building height** could have a negative impact on the surrounding area, and since staff cannot support the design review for the overall project, staff cannot support these requests.

Design Review

One of the major issues identified in the land use plan updates is the compatibility of new developments within or adjacent to RNP areas. It is essential that new developments are compatible and consistent with existing developed properties in the area. The considerations for compatibility may include design features related to existing and proposed developments, such as, but not limited to bulk standards such as height, mass, density, and architecture. Compatibility refers to the sensitivity of development proposals in maintaining the character of existing areas. Bulk parameters located within the immediate area are used as a gauge in determining compatibility. These regulations define the relationship between the size and relationship of a building and its location while establishing regulations and standards for setbacks, height, lot size and coverage, density, and yard requirements.

Staff finds the plans depict building elevations, with corresponding bulk, design characteristics, and other architectural and aesthetic features, that are not harmonious and compatible with development in the area. The 2 story 89,290 square foot place of worship building with a maximum vertical height of 46 feet 4 inches is not sensitive to existing neighborhood character with regard to scale, use of materials, and bulk. The size and massing of the building far exceeds the scale and massing of the nearby residential buildings and does not further or maintain a consistent visual character of the residential character and pattern. The closest residential properties that have single family residential buildings range in size from approximately 3,500 square feet to about 4,800 square feet. The immediate area is within the RNP land use category.

Through the use of building placement, distribution of overall building area into smaller scale buildings more consistent with the residential character of the area, site design, and parking lot and street landscaping, the applicant could further minimize the visual dominance of the building and the overall site area. Therefore, staff finds the applicant has not established that the plans satisfy the criteria for approval of a design review and finds the following: 1) the proposed development is not compatible with adjacent development; 2) the applicant has not demonstrated compatibility with applicable community goals per Chapter 30.16.010, including complementing and enhancing the character of the neighborhood. Therefore, staff cannot support the Design Review.

Public Works - Development Review

Waiver of Development Standards #2

Staff worked with the applicant on the throat depths for the Wigwam Avenue driveway. The applicant moved the entrance to the main parking area to extend the throat depth. This will help with traffic circulation on the site and prevent vehicles from stacking into the right-of-way. However, since Planning is recommending denial of the design review, staff cannot support this waiver.

Waiver of Development Standards #3

Staff has no objection to the reduction in the distance from Buffalo Drive to the driveway on Wigwam Avenue. The driveway is located as far away from the intersection as the limited frontage will allow. However, since Planning is recommending denial of the design review, staff cannot support this waiver.

Staff Recommendation

Approval of use permit #1; denial of use permit #2 & #3, waivers of development standards, and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 35 feet to the back of curb for Wigwam Avenue, 30 feet for Camero Avenue, and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that Fire Apparatus Access cannot be achieved at the Northwest corner of the building; a turnaround would be required at the end of the private dead end parking lot which is located towards the corner of Camero Avenue and Buffalo Drive; or change the location of the building to allow access per CCFD.

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 #0242-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TJE GIOK SANG

CONTACT: YIHONG LIU, YIHONG LIU + ASSOCIATES, 1669 HORIZON RIDGE
PARKWAY, SUITE 120, HENDERSON, NV 89012

DRAFT



LAND USE APPLICATION 6A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING	STAFF	DATE FILED: <u>7/29/20</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: _____ FEE: <u>\$1,825</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-20-0338</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>8/26 TIME 6pm</u> PC MEETING DATE: <u>9/15/20 @ 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500 SIGN? Y <input checked="" type="checkbox"/></u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)	PROPERTY OWNER	NAME: <u>SANG TJIE GIOK</u> ADDRESS: <u>6650 ELDORA AVE</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____	
(ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)	APPLICANT	NAME: <u>SANG TJIE GIOK</u> ADDRESS: <u>6650 ELDORA AVE</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____	
(ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	CORRESPONDENT	NAME: <u>Yihong Liu</u> ADDRESS: <u>1669 W. Horizon Ridge Parkway</u> <u>164751</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-321-9316</u> FAX: <u>702-946-0933</u> CELL: <u>702-3219316</u> E-MAIL: <u>yl@ylarchitecture.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-16-601-050
 PROPERTY ADDRESS and/or CROSS STREETS: Buffalo Dr and Wigwam Ave
 PROJECT DESCRIPTION: Buddhist Temple at above referenced location

(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.

Tjie Giok Sang - SANG TJIE GIOK -
 Property Owner (Signature)* Property Owner (Print)
 STATE OF _____ COUNTY OF _____
 SIGNED AND SWORN BEFORE ME ON 20th July 2020 (DATE)
 By CIPTO SOEMARYO, SH.
 NOTARY PUBLIC: Nedari - Sumatera Utara - Indonesia
 Signature Of CIPTO SOEMARYO, SH.

*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.

Subscribed and sworn before me on 20th July 2020

By CIPTO SOENARYO, SH

Notary Public Medan-Sumatera Utara-Indonesia

Signature of Notary Public



- CIPTO SOENARYO.SH. -

REVISED
1/21/21 R
**CIVIL
ENGINEERING**
UC-20-0338

Yihong Liu
Yihong Liu + Associates
1669 Horizon Ridge Parkway
Henderson, NV 89012

October 19, 2020

Nicole Russell
Senior Planner
Comprehensive Planning Department
500 Grand Central parkway
Las Vegas, NV 89106

RE: APN 17616601050

Dear Ms. Russell,

Please accept this letter as our justification letter for a Design Review and Special Use Permit for a religion facility of Buddhist Temple located at referenced parcel number. Because of the roof pitch, the measurement of the building height becomes to the middle point of the roof ridge and roof eave, and this height is 35'-0". The Special Use Permit should allow a small portion of retail space inside of the temple for supplies of the worship activities. The retail is not for public use without worship related activities.

The facility also have dorms for monks' short-term living area. This monastery has a portion of rooms offering accommodation to people for short-term retreat and long term stay over 30 days. Visitors observe the same silence meditation as the monks, eat the same vegetarian meals and take part in the worship services.

This project is facing Wigwam Avenue (80' ROW) and parallel on Buffalo Drive (100' ROW), and has detached 5' sidewalk with trees two rolls of 40' on center with effective 20' on center staggered. The project is backing to the Camero Avenue which is a 60' right of way with 5' attached sidewalk.

The western property line is adjacent to a residential single family property and we have provided 3:1 slope because of the height of the temple. The west side setback is 93'-11" to the property line; north setback is 56'-4" to Camero Ave; east setback is 13'-1" to Buffalo DR; and south setback is 199'-5" to Wigwam Ave.

The drive way curb cut on Wigwam Avenue is 183'-6" on the departure side. Since this will be the only curb cut along Wigwam, and we have already pushed the entrance to the furthest location on the property, so we respectfully request a waiver for this condition. The curb cut on Camero Avenue will be a crash gate and for fire truck access only, so we did not provide commercial full drive way entrance for this curb cut.

Another waiver request is the throat depth on the drive way entrance on Wigwam Ave. We have provided 73'-10" when 150' is required per County standard. Because of the limited site size and

parking lot space, bigger throat depth will post hardship to the parking payout and circulation on site. So we respectfully request a waiver for this.

We have an entry portal located at 22'-6" from property line along Wigwam, and 8'-1" away from the property line on the west. We respectfully request waivers for the location of this portal structure.

This project is going to be a wood frame structure with traditional Chinese design elements on the façade. The roof line is gently curved with Chinese decorative corners.

The design of the building is traditional Chinese Temple architecture which is in the philosophy of the harmony of human and nature. The design includes two court yards and composed by two buildings on the site. The south building is the main temple building that contains the statue pavilion sitting in the middle as dominant element for this area. The northern building is connected with southern building by two hallways and a courtyard in between. The northern building has a courtyard on its own with swimming pool and patio area with landscape around. These courtyards will bring nature elements such as daylighting, landscape, fresh air, and wind into the building complex and balance the inside energy of the temple. There are total of two auditoriums in this project with different sizes and functions.

The lighting will be internally lit within the project and will have cut off parking lot light along the west property line neighboring the residential use.

Total parking required: 199 spaces; Total parking provided 207 Spaces, with additional 2 motorcycle spaces (1 space counted toward to parking – 0.5% of total) and 4 bike rack spaces.

Owner is working on getting a surveyor to do the survey of the property and file the vacation application concurrent to this application.

We believe this development will be an enhancement and an asset to the area. We feel that the development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the County's policies and regulations. We respectfully request approval. Please feel free to contact me with any questions you might have.

Yours truly,



Yihong Liu

Yihong Liu, Architect
President

Yihong Liu + Associates, LTD.

1669 Horizon Ridge Parkway, Suite 120

Henderson, NV 89012

Phone: 702-778-8711

Cell: 702-321-9316

Yihong Liu
Yihong Liu + Associates
1669 Horizon Ridge Parkway
Henderson, NV 89012

**CIVIL
ENGINEERING**
UC-20-0338

June 16, 2020

Nicole Russell
Senior Planner
Comprehensive Planning Department
500 Grand Central parkway
Las Vegas, NV 89106

RE: APN 17616601050

Dear Ms. Russell,

Please accept this letter as our justification letter for a Design Review and Special Use Permit for a religion facility of Buddhist Temple located at referenced parcel number. We are not proposing new zoning but we need a special use permit for the height of the statue pavilion being 65'-8" and building height being 37'-4" with a decorative roof portion at southeast corner being at 54'-8". Because of the roof pitch, the measurement of the building height becomes to the middle point of the roof ridge and roof eave, and this height is 37'-4". The Special Use Permit should allow a small portion of retail space inside of the temple for supplies of the worship activities.

This project is facing Wigwam Avenue (80' ROW) and parallel on Buffalo Drive (100' ROW), and has detached 5' sidewalk with trees two rolls of 40' on center with effective 20' on center staggered. The project is backing to the Camero Avenue which is a 60' right of way with 5' attached sidewalk.

The western property line is adjacent to a residential single family property and we have provided 3:1 slope because of the height of the temple. The west side setback is 93'-11" to the property line; north setback is 58'-3" to Camero Ave; east setback is 16'-7" to Buffalo DR; and south setback is 194'-5" to Wigwam Ave.

The drive way curb cut on Wigwam Avenue is 183'-6" on the departure side. Since this will be the only curb cut along Wigwam, and we have already pushed the entrance to the furthest location on the property, so we respectfully request a waiver for this condition. The curb cut on Camero Avenue will be a crash gate and for fire truck access only, so we did not provide commercial full drive way entrance for this curb cut.

Another waiver request is the throat depth on the drive way entrance on Wigwam Ave. We have provided 67'10" when 150' is required per County standard. Because of the limited site size and parking lot space, bigger throat depth will post hardship to the parking payout and circulation on site. So we respectfully request a waiver for this.

We have an entry portal located at 22'-6" from property line along Wigwam, and 8'-1" away from the property line on the west. We respectfully request waivers for the location of this portal structure.

This project is going to be a wood frame structure with traditional Chinese design elements on the façade. The roof line is gently curved with Chinese decorative corners. The statue pavilion is the tallest structure in the group and tops at 65'-8".

The design of the building is traditional Chinese Temple architecture which is in the philosophy of the harmony of human and nature. The design includes two court yards and composed by two buildings on the site. The main building is a U shape building that forms the large plaza courtyard with the statue pavilion sitting in the middle as dominant element for this area. The other smaller building complete the formation of the large courtyard and forms the smaller courtyard at the same time. Both courtyard will have trees and columned walkways along the sides. These courtyards will bring nature elements such as daylighting, landscape, fresh air, and wind into the building complex and balance the inside energy of the temple. There are total of three auditoriums in this projects with three different sizes and functions.

The lighting will be internally lit within the project and will have cut off parking lot light along the west property line neighboring the residential use.

Total parking required: 213 spaces; Total parking provided 214 Spaces, with additional 2 motorcycle spaces (1 space counted toward to parking – 0.5% of total) and 4 bike rack spaces.

Owner is working on getting a surveyor to do the survey of the property and file the vacation application concurrent to this application.

We believe this development will be an enhancement and an asset to the area. We feel that the development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the County's policies and regulations. We respectfully request approval. Please feel free to contact me with any questions you might have.

Yours truly,



Yihong Liu

Yihong Liu, Architect
President

Yihong Liu + Associates, LTD.
1669 Horizon Ridge Parkway, Suite 120
Henderson, NV 89012
Phone: 702-778-8711
Cell: 702-321-9316

03/03/21 BCC AGENDA SHEET

EASEMENT
(TITLE 30)

TENAYA WY/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0016-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Buffalo Drive and between Pebble Road and Ford Avenue (alignment) within Enterprise (description on file). JJ/sd/ja (For possible action).

RELATED INFORMATION:

APN:

176-15-401-015; 176-15-401-017; 176-15-401-022; 176-15-401-023; 176-15-401-026

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant states that the existing patent easements are no longer needed for the development of the parcels for a single family residential subdivision. Any dedications will be done at the request of the County.

Prior Land Use Requests

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

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-21-500003	A tentative map for 21 residential lots is a companion item on this agenda.
WS-21-0018	A waiver of development standards for full off-site improvements, reduced gross lot size, access to a collector street, and increased finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet to 60 feet for Monte Cristo Way, 30 feet to 60 feet Torino Way, 40 feet for Tenaya Way, 50 feet for Pebble Road, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

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

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-21-0016</u> DATE FILED: <u>1/12/24</u> PLANNER ASSIGNED: <u>SUD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>2/10/21</u> PC MEETING DATE: <u>3/2/21</u> BCC MEETING DATE: _____ FEE: <u>\$875</u>
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PROPERTY OWNER	NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Richmond American Homes of Nevada, INC.</u> ADDRESS: <u>7770 S. Dean Martin Dr. Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-240-5805</u> CELL: <u>n/a</u> E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: <u>n/a</u>
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CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>
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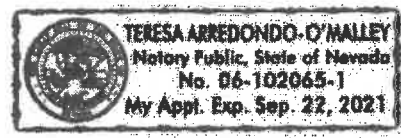
ASSESSOR'S PARCEL NUMBER(S): 176-15-401-026

PROPERTY ADDRESS and/or CROSS STREETS: W. Pebble Rd. & S. Tenaya Way

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)
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON October 27, 2020 (DATE)
 by Jeffrey L. Canarelli, Sr. Vice President
 NOTARY PUBLIC: [Signature]

Jeffrey L. Canarelli, Sr.
 Property Owner (Print) Enterprise Manager Inc., Owner



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



TANEY ENGINEERING

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

October 8, 2020

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

VS-21-0016

RE: Pebble & Tenaya: Patent Easement Vacations
APN: 176-15-401-015, -017, -022, -023, & -026.

To Whom It May Concern,

On behalf of our client, Richmond American Homes of Nevada, Inc., Taney Engineering is respectfully submitting a project description letter for Patent Easement Vacations for a single-family residential subdivision.

Patent Vacation:

The purpose is to vacate a portion of the patent easements reserved by the United States of America per patent numbers: 1218328, 1217957, & 1217049.

As this single-family residential subdivision is being developed, any additional right of way will be dedicated to Clark County where necessary and the patent easements will no longer be necessary.

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

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

Robert Cunningham, P.E.

03/03/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

TENAYA WY/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0018-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area, 2) allow proposed single family residential lots to have direct access to a collector street (Tenaya Way); 3) increase retaining wall height; and 4) off-site improvements (streetlights, sidewalk, curb, gutter, and partial paving).

DESIGN REVIEWS for the following: 1) proposed single family residential subdivision; and, 2) finished grade on 13.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Pebble Road, east of Pioneer Way (alignment) within Enterprise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-15-401-015; 176-15-401-017; 176-15-401-022; 176-15-401-023; 176-15-401-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce gross lot area to 18,000 square feet where a minimum gross lot area of 20,000 square feet is required per Table 30.40-1 (a 10% reduction).
2. Allow single family residential lots to face and have direct access to a collector street or arterial street (Tenaya Way and Pebble Road) where not permitted per Section 30.56.080.
3. Increase the height of a retaining wall to 5 feet with a 6 foot screen wall where a 3 foot maximum retaining wall with 6 foot screen wall is permitted per Section 30.64.050 (a 67% increase).
4. Waive all off-site improvements (streetlights, sidewalk, curb, gutter, and partial paving) along Tenaya Way and Pebble Road where required per Chapter 30.52.

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 48 inches where 18 inches is the standard (a 166% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13
- Number of Lots/Units: 21
- Density (du/ac): 1.7
- Building height (feet): Up to 20
- Minimum/Maximum Lot Size (square feet): 18,000/25,585 (gross)
- Project Type: Single family residential subdivision.

Site Plans

The plans depict a proposed 21 lot single family residential subdivision with no common lots on approximately 13 acres. Density is calculated at 1.7 dwelling units per acre, less than the 2 dwelling units per acre. The smallest gross lot size is shown at 18,000 square feet with a maximum of 25,585 square feet with an average gross lot size over 21,000 square feet. Access to the subdivision is from public streets, including directly onto Tenaya Way.

Landscaping

The plans depict 24 inch box trees on the interior of lots, 2, 6, 14, and 17, and along Tenaya Way, Torino Avenue, and Pebble Road.

Elevations

The plans depict 4 single story models with traditional architecture with varying rooflines up to 20 feet in height, covered entry, courtyard, covered patio, with an attached car garages for 1,2 or 3 cars.

Floor Plans

The plans depict homes ranging in various sizes from 3,375 to 4,019 square feet including garages. The models shown include 3 or 4 bedrooms, study rooms, living and dining rooms, kitchen, storage, laundry, and bathrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed residential development is consistent in lot size and density regarding the surrounding neighborhood. The proposed gross lot size reduction is being requested as the public streets do not count towards the lot area. The requested increase in grade to 48 inches is to meet drainage criteria. The request to waive off-site improvements is due in part to the surrounding area not being fully developed.

Surrounding Land Use

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

Prior Land Use Requests

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

Related Applications

Application Number	Request
TM-21-500003	A tentative map for 21 residential lots is a companion item on this agenda.
VS-21-0016	A request to vacate and abandon easements of interest is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Waivers of Development Standards

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

Waiver of Development Standards #1

Residential developments within the immediate area show residential uses that comply with the 20,000 square foot gross lot area. According to Urban Specific Policy 7 of the Comprehensive Master Plan, all land uses that are complementary and of similar scale and intensity should provide appropriate connectivity and not be segregated. The applicant has the opportunity to redesign and balance the subject properties to meet the minimum gross lot area of 20,000 square feet; therefore, staff cannot support this request.

Waiver of Development Standards #2

There is adequate lot area to accommodate an alternative design without having direct access to Tenaya Way, an arterial street. While staff understands that Tenaya Way may not function as a traditional collector street at this time, the future is for a practical and functional arterial or collector street. Staff finds that the current site design may provide for future vehicular conflicts. Staff supports lots that front onto local streets as access onto collector or arterial streets is not recommended. There are other design options available for the subdivision layout, including a cul-de-sac layout that would not require ingress/egress off Tenaya Way. Staff finds that a redesign consistent with site designs in most RNP areas, consisting of a 4 lot cul-de-sac with private drive, would achieve the same density and prevent vehicular conflicts along Tenaya Way.

Therefore, staff finds the request is a self-imposed hardship due to the proposed layout of the development and cannot support this request.

Waiver of Development Standards #3

Staff finds that the wall will not detract from the overall aesthetics of the neighborhood. Staff finds that the proposed retaining wall height increase will have minimal impact on the adjacent neighborhood or properties in the surrounding area. This increase is directly related to a proposed increase in the finished grade; therefore, staff can support this request.

Design Review #1

The submitted plans depict single family residential home designs that are architecturally compatible to the surrounding neighborhood. Title 30 encourages residential designs to be harmonious with neighboring residential structures so that consistency and style are reiterated throughout a residential subdivision. However, since staff cannot support the waiver of development standards to reduce the gross lot areas for the proposed subdivision and access to collector or arterial street (Tenaya Way), staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the request to not install full off-site improvements on Tenaya Way and Pebble Road. The surrounding parcels are in the RNP-1 overlay district and, with prior land use applications, have been approved to improve the roadways with non-urban standards. However, since Planning is recommending denial of this application, staff cannot support this request.

Design Review #2

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

- 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;
- Right-of-way dedication to include 30 feet to 60 feet for Monte Cristo Way, 30 feet to 60 feet Torino Way, 40 feet for Tenaya Way, 50 feet for Pebble Road, and associated spandrels;
- Applicant shall enter into a cost participation agreement for future off-site improvements for Tenaya Way and Pebble Road;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall notify buyers of lots that front either Pebble Road or Tenaya Way, know that Pebble Road is a 100 foot wide arterial street and Tenaya Way is an 80 foot wide collector street and that the streets may be improved to their full width at some time in the future.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised to show fire hydrant locations on-site and within 750 feet (and within 300 feet of farthest property line for R3/SFR); for flag lots fire/emergency access must comply with the Fire Code as amended; and that access lanes are to be a minimum 24 feet wide.

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 #0408-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118



LAND USE APPLICATION

8A

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 type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0018</u> DATE FILED: <u>1/2/21</u> PLANNER ASSIGNED: <u>SWJ</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>2/10/21</u> PC MEETING DATE: <u>2/2/21</u> BCC MEETING DATE: _____ FEE: <u>1,150</u>
	PROPERTY OWNER NAME: <u>Khusrow Roohani Family Trust</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Richmond American Homes of Nevada, Inc.</u> ADDRESS: <u>7770 S. Dean Martin Dr. Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-240-5605</u> CELL: <u>n/a</u> E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: <u>n/a</u>
CORRESPONDENT NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-15-401-017, -022

PROPERTY ADDRESS and/or CROSS STREETS: W. Pebble Rd. & S. Tenaya Way

PROJECT DESCRIPTION: Single Family Residential Subdivision

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

[Signature]
Property Owner (Signature)*

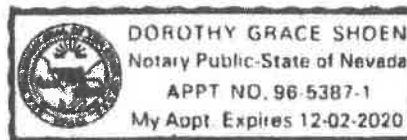
KHUSROW ROOHANI
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-27-20 (DATE)

By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



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



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

November 10, 2020

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

WS-21-0018

SINGLE FAMILY DEVELOPMENT (TITLE 30)

TENAYA/PEBBLE

TENTATIVE MAP consisting of 21 lots and no common lots on 12.68 gross acres in an R-E (Rural Estates Residential) (RNP) Zone.

WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving), **2)** to reduce lot size, & **3)** to frontage lots on collector & arterial streets.

DESIGN REVIEW for the following: **1)** a proposed single-family residential development, **2)** increase finish grade on 12.68 acres, **3)** increase max allowable retaining wall height.

Generally located on the west side of Tenaya Way and the north side of Pebble Road within Enterprise.

RELATED INFORMATION:

APN:

176-15-401-015, -017, -022, -023, & -026.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Pebble, Tenaya, Monte Cristo, and Torino per Chapter 30.52.
2. Reduce gross lot area to 18,000 square feet where a minimum gross lot area of 20,000 square feet is required per Table 30.40-1 (a 10% reduction).
3. Lots 7, 8, 9, 10, 12 & 13 fronting toward Pebble (arterial) and Tenaya (collector) streets per Chapter 30.56.

DESIGN REVIEWS:

1. A proposed single-family residential development
2. Increased finished grade for a single-family residential development to 48 inches where 18 inches is the standard (a 166.7% increase)
3. Increase retaining wall height to 5-ft where 3-ft is the standard (a 66.7% increase)

LAND USE PLAN:



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

ENTERPRISE – RNP – RURAL NEIGHBORHOOD PRESERVATION

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.68 gross
- Number of Lots: 21
- Density (du/ac): 1.66
- Gross/Net Minimum/Maximum Lot Size (square feet): 18,000/25,585
- Project Type: Single Family Residential
- Number of Stories: 1
- Building Height: 19.16 feet
- Square Feet: 3,375 to 4,019 (including garages)

Site Plans

The plans depict a single-family residential development consisting of 21 residential lots on 12.68 acres for a density of 1.66 dwelling units per acre. The gross and net lot sizes are the same for all lots in this subdivision. The minimum gross/net lot area of 18,000 square feet and a maximum gross/net lot area of 25,585 square feet. All proposed lots will be accessed from a public street with roll curb along the frontage of the lots. All adjacent public streets are constructed to rural non-urban standards with only pavement and are proposed to remain in place.

Landscaping

The plans depict 24-inch box trees on the interior of lots 2, 6, 14, 17, and 21 along Torino, Tenaya, and Pebble.

Elevations

The plans show 4 models of single family detached residential homes with traditional architecture found in the desert southwest and multiple options which change the elevations for each plan. The buildings have varying roof lines and heights up to 19.2 feet. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Plan L33R - Raven has a standard 3 car garage, with a covered entry, courtyard, covered patio, great room, dining room, kitchen, nook, 3 bedrooms (master suite), 3 bathrooms, and a laundry room. Options to this plan include adding study room and guest suite. These options will make the home size vary from 3,043 sf to 3,375 sf.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

Plan L34R - Rocco has a standard 3 car garage, with a covered entry, courtyard, covered patio, great room, dining room, kitchen, nook, 4 bedrooms (master suite), 4 bathrooms, laundry room, a pantry and mud room. This plan will make the home size 3,479 sf.

Plan L38R - Ryder has a standard 1 car and 2 car garages, with a covered entry, courtyard, covered patio, great room, dining room, kitchen, nook, 4 bedrooms (master suite), 4 bathrooms, game room, study room, and a laundry room. Options to this plan include adding 2 car garages with storage and study room. These options will make the home size vary from 3,649 sf to 3,797 sf.

Plan L40R - Robert has a standard 3 car garage, with a covered porch, patio, great room, dining room, kitchen, nook, 4 bedrooms (master suite), 3 bathrooms, study room, and a laundry room. Options to this plan include adding extended covered patio, and courtyard. This plan will make the home size of 4,019 sf.

Floor Plans

The plans depict homes ranging in size from 3,375 to 4,019 square feet including garages. The proposed models show 3 and 4 bedrooms, study, dining, living, and kitchen areas, storage, a laundry room, and bathrooms. All models will have 3 car standard garages.

Applicant's Justification

The proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. There is a common property line with an existing R-E development to the south of lot 12 and east of lot 10, with 2 existing home abutting the property and 2 new residential lot is proposed adjacent to the existing home. Also, there is a common property line with an existing R-E development to the west of lot 1 & 4, with 1 existing home abutting the property and 2 new residential lots are proposed adjacent to the existing homes. Lastly, there is a common property line with an existing R-E development to the north of lot 8 with 1 existing home abutting the property and 1 residential lot is proposed adjacent to the existing home. The off-sites are being requested to be waived to maintain the rural character of the area. The lot size is being request as the public streets do not count toward the lot area, if this area was included as part of the lot area then all lots would exceed the minimum 20,000 square feet requirement. The public streets are being proposed in this development to allow for no HOA to be created and each home to stand on its own. The additional fill on the site is needed to meet the drainage criteria.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Estates Residential (2 du/ac)	R-E	RNP – Rural Neighborhood Preservation

STANDARDS FOR APPROVAL:

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

Analysis

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 and value of the area adjacent to the property included in the waiver of development standards request will not affect 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 project is the 2 du/ac density allowed in the R-E zoning district, all proposed lots meet the net lot areas as required in Title 30. The purpose of the RNP Overlay District is to ensure that the character of the rural area is preserved. All proposed lots meet the minimum 18,000 square feet net lot size code requirements. Therefore, the proposed project is consistent with the adjacent R-E zoned properties and complies with the purpose of the RNP-I Overlay District and Policy 1.3 of the Enterprise Land Use Plan, which states that infill development should be consistent with existing adjacent development.

Waivers of Development Standards #1

Adjacent properties in the surrounding area did not fully improvement the 100-ft right of way for Pebble or the 80-ft right of way for Tenaya or the 60-ft right of way for Monte Cristo, or Torino. Specifically, the adjacent properties to the South and Northeast which have driveways accessing directly to the rural road improvements. The developer would execute a restrictive covenant agreement that would ensure the cost of the future road improvements would be shared by the development.

Waivers of Development Standards #2

The gross lot area is being requested to be reduced to 18,000-sf minimum. This project has to dedicate public right of way for Pebble, Tenaya, Torino, and Monte Cristo, accounting for approximately 2.47 acres of the site. Because of this some of the lots



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

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are 2,000 sq. ft. less than the 20,000 square foot minimum. The average lot size is over 21,000 square feet and no increase in density is being requested. In addition, these lots all front public street so the street area is not accounted for in the lot area.

Waivers of Development Standards #3

Lots 7, 8, 9, 10, 12 & 13 (total 6 lots) are requested a waiver to frontage the lots to arterial and collector streets. Adjacent properties in the surrounding area have their frontage to Tenaya Way (collector street), this shall not disturb the surrounding environment. 4-lots (Lots 7, 8, 12 & 13) are frontage to Tenaya and 2-lots (Lots 9 & 10) are frontage to Pebble (arterial street). Lots that fronts to these streets can have modified driveways to preclude the backing of vehicles onto the streets if required.

Design Review #1

The proposed design and density of the project complies with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages preservation of existing residential neighborhoods by developing vacant lots at similar densities as the existing area. The proposed home elevations and floor plans are modern is architecture design and provide a variety of elevations with articulated building facades. The intent of the development is to preserve the rural character of the adjacent developments. The RNP-1 Overlay requires the area be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre, of which this project is in compliance.

Design Review #2

The design review represents the maximum grade difference along the boundary of this application. The area requiring the significant fill is primarily located along area where a natural wash cross through the property. The natural wash is being rerouted through the project in a proposed concrete area. The area is proposed to have fills up to 4-ft max. The maximum fill needed will continue to be evaluated through the technical drainage study required for this project, in an effort to minimize this amount and come closer to meeting the code requirement.

Design Review #3

The design review represents the maximum retaining wall height along the boundary of this application. The maximum wall height needed will continue to be evaluated through the technical drainage study required for this project, in an effort to minimize this amount and come closer to meeting the code requirement.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

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

Respectfully,
TANEY ENGINEERING

Elna Prajapati
Taney Engineering

PEBBLE & TENAYA
(TITLE 30)

TENAYA WY/PEBBLE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500003-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:

TENTATIVE MAP consisting of 21 residential lots on 13.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Pebble Road (alignment) and east of Pioneer Way (alignment) within Enterprise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:
176-15-401-015; 176-15-401-017; 176-15-401-022; 176-15-401-023; 176-15-401-026

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13
- Number of Lots/Units: 21
- Density (du/ac): 1.7
- Building height (feet): Up to 20
- Minimum/Maximum Lot Size (square feet): 18,000/25,585 (gross)
- Project Type: Single family residential subdivision.

The plans depict a proposed 21 lot single-family residential subdivision with no common lots on approximately 13 acres. Density is calculated at 1.7 dwelling units per acre, less than the 2 dwelling units per acre. The smallest gross lot size is shown at 18,000 square feet with a maximum of 25,585 square feet with an average lot size over 21,000 square feet. The applicant states that this subdivision is consistent with adjacent properties and residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 3,800 parcels of land 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 (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

Related Applications

Application Number	Request
VS-21-0016	A request to vacate and abandon patent easements is a companion item on this agenda.
WS-21-0018	A waiver of development standards for full off-site improvements, reduced gross lot size, access to a collector street, and increased finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30; however, since staff does not support the related design review and staff cannot support the tentative map.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

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

- Right-of-way dedication to include 30 feet to 60 feet for Monte Cristo Way, 30 feet to 60 feet Torino Way, 40 feet for Tenaya Way, 50 feet for Pebble Road, and associated spandrels;
- Applicant shall enter into a cost participation agreement for future off-site improvements for Tenaya Way and Pebble Road;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall notify buyers of lots that front either Pebble Road or Tenaya Way, know that Pebble Road is a 100 foot wide arterial street and Tenaya Way is an 80 foot wide collector street and that the streets may be improved to their full width at some time in the future.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- Applicant to show fire hydrant locations on-site and within 750 feet (and within 300 feet of farthest property line for R3/SFR); for flag lots fire/emergency access must comply with the Fire Code as amended; and that access lanes are to be a minimum 24 feet wide.

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 #0408-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

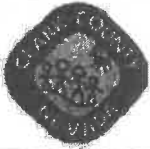
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION 9A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500003</u> DATE FILED: <u>1/12/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>2/10/21</u> PC MEETING DATE: <u>3/2/21</u> BCC MEETING DATE: _____ FEE: <u>\$750</u>

PROPERTY OWNER	NAME: <u>Khusrow Roohani Family Trust</u>
	ADDRESS: _____
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Richmond American Homes of Nevada, Inc.</u>
	ADDRESS: <u>7770 S. Dean Martin Dr. Suite 308</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>702-240-5605</u> CELL: <u>n/a</u>
	E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: <u>n/a</u>

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u>
	E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>

ASSESSOR'S PARCEL NUMBER(S): 176-15-401-017, -022

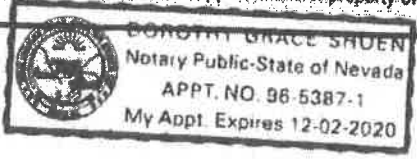
PROPERTY ADDRESS and/or CROSS STREETS: W. Pebble Rd. & S. Tenaya Way

TENTATIVE MAP NAME: Pebble & Tenaya

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)*	<u>KHUSROW ROOHANI</u> Property Owner (Print)
STATE OF <u>Nevada</u>	
COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>10-27-20</u> (DATE)	
BY <u>Khusrow Roohani</u>	
NOTARY PUBLIC: <u>Dorothy Grace Shuen</u>	

*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.



03/03/21 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

RAINBOW BLVD/COUGAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400003 (NZC-19-0982) -KB HOME LV SAGE GLEN LLC

WAIVER OF CONDITIONS of a zone change requiring an 8 foot tall wall as measured from existing grade of APN 176-15-801-030; 8 foot tall wall adjacent to existing commercial; and 8 foot tall wall adjacent to Rosanna Street in conjunction with a previously approved single family residential development on 24.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Rainbow Boulevard and the south side of Cougar Avenue (alignment) within Enterprise (description on file). JJ/jgh/d (For possible action)

RELATED INFORMATION:

APN:

176-15-701-017; 176-15-701-018; 176-15-701-021; 176-15-701-022; 176-15-701-030; 176-15-801-001; 176-15-801-006; 176-15-801-041 through 176-15-801-042

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 24.8 (gross)/21.2 (net)
- Number of Lots/Units: 169
- Density (du/ac): 6.8
- Minimum/Maximum Lot Size (square feet): 3,325/7,325 (gross and net)
- Project Type: Single family residential subdivision
- Number of Stories: 1 & 2
- Building Height (feet): 16 & 29
- Square Feet: 1,455 to 3,066

Site Plan

The previously approved site plan depicts a single family residential subdivision with gated vehicular access from Rainbow Boulevard. The main entrance narrows from 55 feet wide near Rainbow Boulevard to 38 feet wide west of the access gates, which are set back approximately 119 feet from Rainbow Boulevard. Interior private streets are 43 feet wide with a 5 foot wide

sidewalk on 1 side of the streets. Two of the interior private streets terminate in cul-de-sacs, and some of the streets include 25 foot wide stub streets. Pedestrian access to off-site subdivisions is provided from 1 of the stub streets to Rainbow Boulevard, from 1 of the cul-de-sacs to the main entrance drive aisle, and from 1 of the stub streets to Cougar Avenue along the north side of the subdivision. A design review to increase finished grade a maximum of 6 feet is requested for unspecified portions of the site to accommodate existing contours, drainage patterns, and sewer service issues.

Landscaping

Perimeter exterior landscaping includes a 15 foot wide landscape strip along Rainbow Boulevard with detached sidewalks, 6 foot wide landscape strips along Cougar Avenue and Torino Avenue with attached sidewalks, and a 6 foot wide landscape strip along Rosanna Street with no sidewalk (a waiver of conditions application is a companion item on this agenda to waive full off-site improvements on Rosanna Street).

Interior landscaping for the subdivision includes landscaping on both sides of the main entrance with a detached sidewalk on the south side of the drive aisle, 5 foot wide landscape strips along some of the interior private streets, and several common lots. Some of the common lots will be landscaped and at least one common lot will be used for drainage. The increased screen wall will occur in the southwest portion of the site where lots within the proposed subdivision will back-up to an adjacent side property line of an existing single family residence zoned R-E (RNP-I) on parcel 176-15-801-030.

Elevations

The previously approved plans depict houses ranging in height from 16 foot high single story models to 29 foot high 2 story models. The house models include standard design elements including painted stucco, pitched roofs, and architectural enhancements around the windows such as stucco pop-outs, and faux shutters. In addition, the plans comply with conditions of approval on ZC-18-0835 related to elevations, including single story homes adjacent to existing residences, single story homes along Rosanna Street, and no 3 story homes within any portion of the development.

Floor Plans

The previously approved floor plans range in size from 1,455 square feet to 3,066 square feet and include front loaded garages and recessed front doors that face the street.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-19-0982:

Current Planning

- Resolution of Intent to complete in 4 years;
- Single story homes adjacent to existing residences (lots 109, 110, 111, 112, and 113);
- Minimum of 7,000 square foot lots adjacent to existing residences;
- The lots adjacent to Rosanna Street to be a minimum 7,000 square feet;
- The lots adjacent to Rosanna Street to be developed with single story homes (lots 116, 118, and 119);

- No 3 story homes within any portion of the proposed development;
- 8 foot tall wall as measured from existing grade of APN: 176-15-801-030; 8 foot tall wall adjacent to existing commercial; and 8 foot tall wall adjacent to Rosanna Street;
- Redesign street "B" to reduce the overall length;
- Minimum of 4,500 square foot lots on the west boundary;
- Expunge waiver of development standards and design reviews associated with ZC-18-0835;
- Design review as a public hearing on any significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- 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 a land use application for alternative yards may be required for lot 27 pending final orientation of residence; 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, except as approved by WC-19-400169;
- Right-of-way dedication to include 30 feet for Rosanna Street together with an off-set cul-de-sac to provide legal access to APNs 176-15-801-030 and 031, 55 feet to the back of curb for Rainbow Boulevard, 30 feet for Cougar Avenue, 30 feet for Torino Avenue, and associated spandrels;
- If required by the Regional Transportation Commission, provide a 5 foot by 25 foot bus shelter pad behind the sidewalk on the west side of Rainbow Boulevard south of, and as close as practical to, "Street A" (Ford Avenue alignment) and include a connecting pad between the sidewalk and the curb in front of the bus stop area;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the minimum distance to the call box is 100 feet; 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; 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 #0631-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the condition to provide an 8 foot tall wall as measured from existing grade of APN 176-15-801-030; an 8 foot tall wall adjacent to existing commercial; and an 8 foot tall wall adjacent to Rosanna Street was a condition of approval of NZC-19-0982. The applicant states that the current NOFA condition does not meet the intention of the adjacent residents' expressed desire for the additional screen wall height for privacy. If the condition is left as written, any retaining wall in this area would reduce the height of the screen wall, contrary to the original intent of the condition. Therefore, the following is being requested:

8 foot tall screen wall as measured from existing grade of APN 176-15-801-030 or proposed grade of adjacent Lots 109-112, whichever is higher; 8 foot tall screen wall adjacent to existing commercial; and 8 foot tall screen wall adjacent to Rosanna Street. The screen wall height, listed herein, shall be in addition to the allowable retaining wall height per NZC-19-0982 and Title 30 development standards.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0982	Reclassified 15 acres from R-E to R-2 Zoning	Approved by BCC	March 2020
VS-19-0983	Vacation of easements located between Rainbow Boulevard and Montessouri Street, and between Cougar Avenue	Approved by BCC	March 2020
TM-19-500266	Consisting of 169 residential lots and common lots on 24.8 acres	Approved by BCC	March 2020
ZC-18-0835	Reclassified 9.8 acres located in the southeast portion of the subject site to R-2 zoning	Approved by BCC	December 2018
VS-18-0837	Vacated and abandoned easements and right-of-way on 2 parcels located in the southeast portion of the subject site	Approved by BCC	December 2018
ZC-1026-05	Reclassified approximately 3,800 parcels, some of which included the north and western portion of this subject site, to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I), R-E, & C-2	Charter school & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & C-2	Single family residential & undeveloped
East	Commercial General, Residential Suburban (up to 8 du/ac), & Office Professional	C-2 & R-2	Commercial retail complex & single family residential

Surrounding Land Use

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

The subject site and 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

NZC-19-0982 was approved with the condition to increase wall height only for a portion of the site. This condition was intended to help buffer the existing adjacent single family residence. The increased wall height is an appropriate buffer and is consistent with Urban Specific Policy 39 of the Comprehensive Master Plan, which encourages, in part, appropriate buffers for single family residential developments.

The applicant will still provide an 8 foot tall buffering wall, but is requesting that the 8 foot tall screen wall be measured from the existing grade of APN 176-15-801-030 or the proposed grade of adjacent Lots 109-112; whichever is higher. The applicant is filing this request to create more privacy for the adjacent property owner and understands that the total height of the wall could be 11 feet (3 feet retaining wall plus an 8 foot tall screen wall on the adjacent property owners side). Staff supports this request with the condition that the portion of the wall above the existing property owners wall to match the existing wall in terms of material and color.

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

- Wall to match the existing wall in terms of material and color.
- Applicant is advised 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KB HOME LV SAGE GLEN LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 WEST BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

10A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input 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"/> 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>NZC-19-0982</u> (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>NC-21-400003</u> DATE FILED: <u>1/7/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>2/10/21</u> PC MEETING DATE: _____ 6:00PM BCC MEETING DATE: <u>3/3/21</u> FEE: <u>\$800</u>
	PROPERTY OWNER NAME: <u>KB Home LV Sage Glen, LLC</u> ADDRESS: <u>5795 Badura Avenue, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8400</u> CELL: _____ E-MAIL: <u>cbilbrey@kbhome.com</u>
	APPLICANT NAME: <u>KB Home LV Sage Glen, LLC</u> ADDRESS: <u>5795 Badura Avenue, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8466</u> CELL: <u>702-449-5131</u> E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St # 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

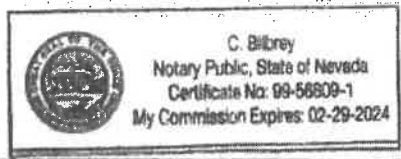
ASSESSOR'S PARCEL NUMBER(S): 176-15-701-017, 018, 021, 022, 030, 176-15-801-001, 006, 041, 042
 PROPERTY ADDRESS and/or CROSS STREETS: Rainbow/Cougar
 PROJECT DESCRIPTION: Residential Subdivision

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


 Property Owner (Signature)* BRIAN KUNCEL, PRESIDENT KB HOME LAS VEGAS INC., ITS Manager
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/17/2020 (DATE)
 By Brian Kuncel as President of KB Home Las Vegas Inc.
 NOTARY PUBLIC:  Its Manager.



*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.

Westwood

**PLANNER
COPY**

5740 S. Arville St., Suite 216
Las Vegas, NV 89118

Main (702) 284-5300

westwoodps.com
(888) 937-5150

KBH1923-000

November 30, 2020

NC-21-400003

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

**RE: Rainbow and Cougar (169 lot Subdivision)
Justification Letter for Waiver of Conditions**

Dear Mr. Tasko:

Westwood, on behalf of the applicant, KB Home, respectfully submits this justification letter in support of a Waiver of Conditions (WC) for the subject development.

Project Description

The project sites associated with the subject application, on the southwest corner of Rainbow Blvd. and Cougar Ave., are approximately 24.8+ gross acres and covers APNs 176-15-701-017, -018, -021, -022, -030, 176-15-801-001, -006, -041, & -042. This development is located within a portion of Section 15, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada.

Waiver of Conditions

A waiver of conditions applications is requested for the following condition listed on the Nonconforming Zone Change Notice of Final Action (ZNC-19-0982), approved at the Board of County Commissioners meeting on March 12, 2020.

Current condition: 8 foot tall wall as measured from existing grade of APN: 176-15-801-030; 8 foot tall wall adjacent to existing commercial; and 8 foot tall wall adjacent to Rosanna Street;

Revise condition: 8 foot tall screen wall as measured from existing grade of APN: 176-15-801-030 or proposed grade of adjacent lots 109-112, whichever is higher; 8 foot tall screen wall adjacent to existing commercial; and 8 foot tall screen wall adjacent to Rosanna Street. The screen wall height, listed herein, shall be in addition to the allowable retaining wall height per NZC-19-0982 / TM-19-500266 and Title 30 development standards.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Matt Key
Project Manager

Cc: Paul Chao, KB Home;
Roxanne Leigh, WPS

03/03/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE FACILITY
(TITLE 30)

VALLEY VIEW BLVD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0602-DIAMOND VALLEY VIEW LTD:

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone and H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for an office/warehouse facility.

Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise (description on file). MN/al/jd (For possible action)

RELATED INFORMATION:

APN:

177-08-401-004

WAIVER OF DEVELOPMENT STANDARDS:

Permit a throat depth of 8 feet for the driveways where a minimum throat depth of 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Office/warehouse facility
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 49,140
- Parking Required/Provided: 74/74

Site Plan

The plan depicts an office/warehouse facility consisting of 1 building located on the central portion of the parcel. Access to the site will be provide by 2 proposed driveways that are located on the northwest and southwest corners of the parcel. Parking for the facility is located on the

west side of the building. The loading docks are located on the east side of the building and will not be visible from the right-of-way.

Landscaping

The plan depicts a 15 foot wide landscape area with a detached sidewalk adjacent to Valley View Boulevard. The plant material within this landscape area consists of trees, shrubs, and groundcover. Other landscape areas are located adjacent to the building and within the parking area, which also consist of trees, shrubs, and groundcover.

Elevations

The building is 1 story with a maximum height of 27 feet. The building has a flat roof behind a parapet wall, which varies in height between 24 feet to 27 feet to break-up the roofline of the building. The exterior of the building will be constructed with concrete tilt-up panels painted in neutral colors.

Floor Plan

The plan depicts a 49,140 square foot shell building that will be divided into lease spaces. The area of the lease spaces and interior finish of these spaces will be completed in the future to fit the needs of the tenants of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the development is consistent and compatible with existing and planned land uses in the area. The request is in conformance with the Enterprise Land Use Plan and the project will contribute to the economic diversity of the community. The applicant states that the waiver of development standards for the reduced throat depth is necessary due to the shape of the lot which makes achieving the required throat depth not practical.

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-D	Commercial vehicle wash
East	Business and Design/Research Park	M-D	Warehouse building
West	Business and Design/Research Park	M-D	Warehouse complex

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 use of the site as an office/warehouse facility in an M-D zone is within the range of intensity of uses allowed per the Land Use Plan designation of Business and Design/Research Park;

therefore, the request to reclassify the site to an M-D zone is in conformance to the Plan. The proposed use of the site for an office/warehouse facility is consistent and compatible with existing and planned land uses in this area. This request complies with Goal 1 of the Comprehensive Master 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; therefore, staff can support 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.

Design Review

The design of the proposed facility is consistent with the architecture of existing office/warehouse facilities and distribution centers in the area. The proposed building is in compliance 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. The design of the building uses variations in building heights to break-up the roofline, and pop-outs and recesses along the wall. This design provides variations in the vertical and horizontal surfaces of the building which creates a more visually appealing facility and will improve the appearance of the area; therefore, staff can support the request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depths for the Valley View Boulevard driveways. Although the throat depths at each driveway do not comply with the minimum standard, the applicant worked with staff to remove parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements on Valley View Boulevard to be completed within a timeline approved by Public Works - Development Review Division, unless the developer enters into a cost participation agreement;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- Provide written documentation from Kinder Morgan agreeing to relocate the fuel line;
- Applicant to install signs stating "NO RIGHT TURN FOR TRUCKS" on the Valley View Boulevard driveways.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's

airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0102-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND VALLEY LTD.

CONTACT: D C PETERSEN PROFESSIONAL CONSULTANTS, 5052 S. JONES BLVD,
SUITE 110, LAS VEGAS, NV 89118



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

11A

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER	NAME: <u>DIAMOND VALLEY VIEW LTD.</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-734-9393</u> CELL: <u>702-236-1802</u> E-MAIL: <u>dpetersen@visiconlv.com</u>	
	APPLICANT	NAME: <u>DIAMOND VALLEY VIEW LTD.</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-734-9393</u> CELL: <u>702-236-1802</u> E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: <u>186247</u>	
	CORRESPONDENT	NAME: <u>RICHARD GALLEGOS - DC PETERSEN CONSULTANTS</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-734-9393</u> CELL: <u>702-524-0054</u> E-MAIL: <u>rgallegos@visiconlv.com</u> REF CONTACT ID #: <u>168799</u>	

ASSESSOR'S PARCEL NUMBER(S): 177 - 08 - 401 - 004
 PROPERTY ADDRESS and/or CROSS STREETS: east side of Valley View between Blue Diamond and Mesa Verde
 PROJECT DESCRIPTION: single story office / warehouse distribution center approx. 49, 140 Sq. Ft. on 5 AC.

(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)*

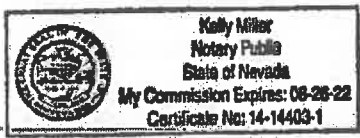
DARREN C. PETERSEN

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Aug. 14, 2020 (DATE)
 By Darren C. Petersen

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.

DC PETERSEN, LLC
5052 S. Jones Blvd, Suite 110., Las Vegas, NV 89118 (702) 734-9393

August 04, 2020 *Revised 11/09/2020

Clark County Current Planning
500 Grand Central Parkway 1st Floor
Las Vegas, NV 89101

Attn: Al Laird

**RE: DIAMOND VALLEY VIEW COMMERCE CENTRE
CONFORMING ZONE BOUNDARY AMENDMENT AND DESIGN REVIEW
JUSTIFICATION LETTER
APN- 177-08-401-004**

Dear Al,

We respectfully request favorable consideration for the above referenced project application for a Conforming Zone Change, Design Review and Waiver of Development Standards.

The Conforming Zone Change is from R-E to M-D on net 4.27 acres. The Enterprise Land Use Plan has designated this parcel as BDRP.

The surrounding properties to the north and east are zoned M-D with a large distribution center development currently under construction. To the south is an existing M-D zoned commercial development and across Valley View to the west is an existing M-D zoned parcel with a large office/warehouse development.

The subject property is under the AE-60 noise contour therefore the proposed use is appropriate and consistent with the surrounding development.

The Design Review is for a single story office/warehouse building approximately 49,140 sq. ft. The building has concrete tilt up exterior walls painted with 3 neutral colors. The building height is 27 feet. Site landscaping and parking are in compliance with Title 30.

The Waiver of Development Standards is to allow an 8' foot throat depth where 25'-0" is required for north drive ingress and to allow 18' where 25'-0" is required for south drive egress. Due to the shape of lot achieving the throat depth is not practical.

The proposed Zone Change is from R-E to M-D and the Design Review are appropriate based on the following findings of facts;

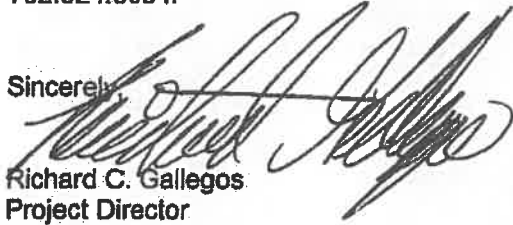
1. The proposal is generally consistent with the Enterprise Land Use Plan, as amended or reflects conditions that have changed since the adoption of this amendment.
2. There will be capacity to provide adequate public facilities and services, including but not limited to transportation, utility, sewer, water, police, and fire service, to accommodate development permitted under the proposal
3. The proposal complies with and forwards the capital improvement planning efforts in the County.
4. The proposal will not significantly impact the natural environment including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
5. The proposal will result in a logical and orderly development pattern

Justification Letter
Page 2

6. The proposal including but not limited to the intensity , scale, height, and operations, is harmonious and compatible with existing and planned development on adjacent properties and in the surrounding area or neighborhood: shall not be unsightly, undesirable, or noxious:, and/or includes measures that will be taken to adequately buffer or otherwise mitigate any incompatibility.
7. The proposal is consistent with the standards and purposes of enumerated in the plan, Title 30 and/or NRS will not waive the building codes, fire codes, business license requirements, or any other requirement imposed by County, State or Federal regulations law.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,



Richard C. Gallegos
Project Director

03/03/21 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT/PUD
(TITLE 30)

LE BARON AVE/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0002-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 10.9 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.

USE PERMIT for an attached (townhouse) planned unit development (PUD).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce width of private streets; 4) reduce street intersection off-set; and 5) allow modified driveway design standards.

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

Generally located on the southwest corner of Le Baron Avenue and Arville Street within Enterprise (description on file). JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-203-001 through 177-30-203-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the setback from any street, drive aisle, sidewalk, or curb within a PUD to a minimum of zero feet where a minimum of 10 feet is required per Section 30.24.080 (a 100% reduction).
- b. Reduce the perimeter setback for a PUD to 9 feet where a minimum of 10 feet is required per Section 30.24.060 (a 10% reduction).
2. Reduce parking to 350 parking spaces where a minimum of 399 parking spaces are required per Section 30.24.080 (a 12.3% reduction).
3. Reduce the width of private streets to 30 feet where a minimum width of 37 feet with 36 feet of drivable surface is required per Chapter 30.52.030 (an 18.9% reduction).
4. Reduce the street intersection off-set to 76 feet where a minimum of 125 feet is required per Section 30.52.52 (a 39.2% reduction).
5. Reduce the driveway distance to the property line to 2 feet where a minimum distance of 6 feet is required per Uniform Standard Drawing 222 (a 66.7% reduction).

DESIGN REVIEWS:

1. Attached single family residential planned unit development.
2. Increase finished grade to 72 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.9
- Number of Lots: 156
- Density (du/ac): 14.3
- Minimum/Maximum Lot Size (square feet): 1,159/1,265
- Project Type: Attached single family residential (townhouse) planned unit development
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 1,308 to 1,426
- Open Space Required/Provided: 39,239 square feet/43,681 square feet
- Parking Required/Provided: 399/350

Site Plans

The plans depict an attached single family residential development situated on a 10.9 acre site consisting of 156 residential lots with a density of 14.3 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 48 buildings, each containing 3 to 4 units that are adjacent to 30 foot wide private streets. Where the driveways/garages are located along the private streets there are no sidewalks; however, 5 foot wide sidewalks are provided along the portions of the private streets that do not have driveway/garages. Additional sidewalks are provided throughout the site to provide a pedestrian circulation path to the units and open space areas. The proposed development requires 39,239 square feet of open space where 43,681 square feet of open space is provided. The open space consists of recreational areas, landscape areas, and locations for the pedestrian circulation sidewalks located throughout the site. Parking will consist of garage parking for residents and surface parking for residents and visitors. The driveways associated with each unit are a minimum of 5 feet in length. The total parking provided for the development is 350 parking spaces where 399 parking spaces are required, and a waiver of development standards is being requested to reduce the required number of parking. The waiver request is necessary as the residential development does not include an additional 1 parking space for every 5 enclosed parking spaces. Each lot has a minimum total area of 1,308 square feet.

The minimum setbacks for each townhouse unit are as follows:

- Lot area - 1,192 to 1,265 square feet
- Front - 5 feet
- Rear - zero feet
- Interior side - zero feet

Side street (corner) - zero feet

Perimeter - 9 feet

Driveway length - 5 feet

The minimum setback distance the townhouse units will maintain from the adjacent private streets, drive aisles, sidewalks, and curbs, is zero feet. The zero foot setback is established to conservatively account for the building setbacks from adjacent sidewalks, but the actual setback distances vary across the site. The typical setback is 5 feet to match the proposed driveway length on all units.

Landscaping

The plan depicts a 15 foot wide landscape area consisting of trees, shrubs, and groundcover with a detached sidewalk adjacent to Arville Street along the eastern boundary of the site. The plan depicts 6 foot wide landscape areas consisting of trees, shrubs, and groundcover with attached sidewalks adjacent to Le Baron Avenue and Cameron Street along the northern and western boundaries of the site. Additional landscape areas are located at the entrance to the development, and within the common areas.

Elevations

The plans depict 3 plex and 4 plex residential units with 3 elevations. The buildings have a maximum height of 26 feet and feature pitched, concrete tile roofs. All units feature consistent and unified architecture throughout the exterior design of the buildings. The exterior building materials generally consist of stucco with horizontal and vertical articulation depicted on all elevations, including pop-outs. Decorative window variations and trimming are also featured on all elevations. Color variations have been incorporated into the overall design of the garage doors, facing the private streets. The residential buildings consist of neutral, earth tone colors.

Floor Plans

The plans depict 3 story homes with floor plans ranging between 1,308 square feet to 1,426 square feet. The floor plans feature 3 bedrooms, kitchen, living room, dining room, closets, laundry room, and 2 bathrooms. The plans show that 36 units have a 1 car garage and the remaining units have 2 car garages.

Applicant's Justification

The applicant indicates that the proposed development is compatible with existing and planned land uses in this area. The proposed development will provide an additional housing option for the residents of Clark County. The proposed setback reductions are necessary to allow for the unique design of the proposed subdivision with the townhouse units, which are becoming more popular with home buyers. The required parking per unit and for visitor spaces per unit is being provided. It is the requirement of 1 additional parking space required for each enclosed parking space that is not being met and the parking being provided per unit and for visitors should be adequate for the development. The proposed 30 foot wide streets are adequate to provide on-site traffic circulation, storm drainage, and spaces for utilities.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Undeveloped
South & East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
West	Business and Design/Research Park	R-E	Undeveloped

Related Applications

Application Number	Request
VS-21-0003	A vacation of easements is a companion item on this agenda.
TM-21-500002	A tentative map for a residential planned unit development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The proposed RUD zoning for the site is within the range of density and intensity of the Residential High (from 8 to 18 du/ac) designation for this site by the Enterprise Land Use Plan. The request complies with Goal 7 of the Comprehensive Master Plan to provide housing alternative to meet a range of lifestyle choices, ages, and affordability levels; therefore, staff can support the zone change.

Use Permit

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

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. The applicant is requesting the flexibility in design and requesting waivers of development standards for further flexibility. The applicant has provided little to no justification to support the request for the use permit or to indicate how, if approved, this development would benefit the community. Due to the waiver requests, and the potential impact these requests may have on the planned development of the area, staff cannot support the use permit request and recommends denial.

Waiver of Development Standards

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

Waiver of Development Standards #1

The intent of the setbacks is to ensure a minimum distance and buffer is maintained between the units within the development and between the planned unit development and adjacent parcels to mitigate any potential impact. The waiver requests to the required setbacks are a self-imposed burden due to the design of the site. The building setback and driveway length adjacent to the private streets, consisting of 5 feet, may result in additional vehicles parking along the internal streets; therefore, staff recommends denial.

Waiver of Development Standards #2

The design of the project incorporates the required number of residential and visitor parking spaces into the residential development. However, due to the Code requirement to provide an additional 1 parking space for every 5 enclosed parking spaces, a waiver request is necessitated to reduce the required parking for the development by 49 parking spaces. The plans indicate that 36 of the units will have a 1 car garage, which will require the owners of these units to use a surface parking spaces as the second space for their unit. The surface parking spaces are located throughout the site and staff is concerned the additional resident spaces and visitor parking spaces are not centrally located within the site. In addition, the 30 foot wide private streets will not allow for on street parking which makes it imperative that the required parking be provided. With the lack of the additional spaces normally required for enclosed spaces, the number of units with only 1 garage space, and the distribution of surface spaces throughout the site, staff is concerned that the development will not be adequately parked; therefore, staff recommends denial of the parking reduction.

Design Review #1

Urban Specific Policy 7 of the Comprehensive Master Plan states land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated. The proposed development complies with the aforementioned policy as multiple points of connection are proposed from the interior of the development to the adjacent public and private streets. Staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporates varying rooflines, exterior building materials, such as stucco and decorative window trimming. However, since staff is not supporting the use permit, and waivers of development standards, staff cannot support this request and recommends denial.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the request to reduce the width of the private streets to 30 feet, provided that Fire Prevention approves the request. However, since Planning is not supporting other parts of the application, staff cannot support this request.

Waiver of Development Standards #4

Staff has no objection to the reduction in the street intersection offset between Lemon Hill Street and Canary Hills Street or Lemon Hill Street and Daffodil Hills Street. With the additional common elements adjacent to Lemon Hill Street, visibility will be improved for those entering the site. However, since Planning is not supporting other parts of the application, staff cannot support this request.

Waiver of Development Standards #5

Staff has no objection to the allowing the driveways to be 2 feet from to the property line. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their garages. However, since Planning is not supporting other parts of the application, staff cannot support this request.

Design Review #2

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

Design Review #2

Department of Aviation

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

Staff Recommendation

Approval of the zone change; denial of the use permit, waivers of development standards, and design reviews.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved .

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards and design review applications 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 17 feet for Le-Baton Avenue, 35 feet to the back of curb for Arville Street, and associated spandrel;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin project.
- Applicant is advised that the installation of detached sidewalks will require dedication to the 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Applicant to show on-site fire lane, turning radius, and turnarounds (turning radii too small); and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.
- Applicant is advised that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0155-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JA KENNEDY

CONTACT: AIMEE ENGLISH, TRITON ENGINEERING, 6757 W. CHARLESTON BLVD
SUITE #B, LAS VEGAS, NV 89146

DRAFT



LAND USE APPLICATION 12A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE \$1050
- CONFORMING (ZC)
- NONCONFORMING (NZC)
- USE PERMIT (UC) 6750
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS) 475
- DESIGN REVIEW (DR)
- PUBLIC HEARING 675
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- _____
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- _____
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- _____
(ORIGINAL APPLICATION #)

STAFF

PROPERTY OWNER

APPLICANT

CORRESPONDENT

DATE FILED: 1-6-21 APP. NUMBER: ZC-21-0002
 PLANNER ASSIGNED: RI TAB/CAC: Entopms
 ACCEPTED BY: RI TAB/CAC MTG DATE: 2-6 TIME: 6:00
 FEE: \$2875.00 PC MEETING DATE: _____
 CHECK #: _____ BCC MEETING DATE: 3-3-21
 COMMISSIONER: JJ. ZONE / AE / RNP: RE
 OVERLAY(S)? _____ PLANNED LAND USE: RH
 PUBLIC HEARING? N NOTIFICATION RADIUS 1000 SIGN / N
 TRAILS? N PFNA? N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

NAME: Milan T. Trust
 ADDRESS: 3755 Breakthrough Way #250
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____

NAME: DR Horton, Inc.
 ADDRESS: 1081 Whitney Ranch Drive, Suite #141
 CITY: Henderson STATE: NV ZIP: 89014
 TELEPHONE: 702.635.3600 CELL: _____
 E-MAIL: alnewman@drhorton.com REF CONTACT ID #: _____

NAME: Triton Engineering
 ADDRESS: 6757 W. Charleston Blvd., Suite B
 CITY: Las Vegas STATE: NV ZIP: 89146
 TELEPHONE: 702.254.1480 CELL: _____
 E-MAIL: aenglish@tritoneng.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-30-203-001, 005 & 006 (001 thru 008)
 PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & Le Baron Avenue
 PROJECT DESCRIPTION: Single Family Residential

(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.

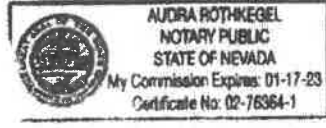
R. M. Liberty
 Property Owner (Signature)*

Milan T Trust
Ronald T. Beck
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 16, 2020 (DATE)

BY Audra Rothkegel
 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.

APR-20-100660



December 11, 2020

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

20-21-0002

**Subject: LETTER OF INTENT - DR HORTON, INC., - ARVILLE LE BARON SWC
CONFORMING Zone Change, Tentative Map, Waivers, & Design Review Submittal
APN # 177-30-203-001 thru 008**

As representatives of DR Horton, Inc., we respectfully request your consideration of the attached Use Permit, Zone Change, Waivers, & Design Review applications to accompany our Tentative Map submittal. The subject property is located within Incorporated Clark County. The proposed site is located on the Southwest corner of W. Le Baron Avenue and Arville Street located within Section 30, Township 22, Range 61.

Project Description & Conforming Zone Change

DR Horton, Inc. is proposing a gated planned unit development of 156 single family attached residences with private streets on 10.87 gross acres for a gross density of 14.54 per acre. The current zoning is Rural Estates Residential (RE) with a Residential High (RH) planned land use. We are proposing a conforming zone change to Residential Urban Density (RUD).

The surrounding area to the east is zoned Rural Estates and BDRP, to the south is zoned Rural Estates and RS. The north boundary across from Le Baron has a land use plan for P-F Public Facility. The west boundary of the project is zoned R-2 with a land use Residential Suburban. The current Residential High Planned Land Use conforms to the requested zone change to Residential Urban Density (RUD).

Use Permit for Planned Unit Development

A Use Permit is being requested for a Planned Unit Development (PUD). The PUD will consist of 156 single family attached lots with 5 common lots. The project has an average lot size of 1,192 SF. The largest lot size is 1,240 SF and the smallest lot being 1,159 SF. Additionally, 43,681 SF of Open Space has been provided within this development where only 39,239 SF is required.

Design Review

This development features D.R. Horton's two-story attached "Trails" Product with homes ranging from 1,300 to 1,426 square feet. D.R. Horton is offering 4 different models, which is designed as either a 3-Plex or 4-Plex. Each 3-Plex or 4-Plex will have 3 different front and/or rear loaded elevations for each model with one and two car garages.

As previously mentioned, 43,681 SF of open space has been provided which exceeds the required amount. There will be a landscaped community park along the northern boundary with amenities and

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

connecting walkways throughout. This park area is planned with sodden open space along with seating and picnic areas, along with a play area with dog waste stations.

Design Review

We would like to request the review and approval to reduce the requirement to section 30.32.040.9 based on the cross section provided, the finish grade of the proposed lots for this development will be 4.5 feet more than 18 inches above the finish grade for the future lot on the abutting property to the south.

Waivers of Standards

Waiver 1:

Due to the design and intent of the proposed product we are requesting a waiver to the Design Standards 30.24.080.c.1.D, this code requirement requires a 10' building setback from project perimeters. The perimeter does have a 10' minimum setback from building to perimeter lines, except for lots 151-156 which has 9.75'. Also, setbacks to sidewalk and/or curb are being requested to be waived to 2' minimum where 10 ft is required. Other setback waivers being requested are as follows:

	Development Standard Table 30.40-2 RUD	Waiver to Standard
Front:	20'	5' (living and garage)
Side:	5'	0'
Rear:	15'	0'
Corner Side:	10'	0'

Waiver 2:

To allow a 30-foot wide private street width back of curb to back of curb where 37-feet from is required per 30.52.030. The 30-foot streets will help accommodate this product type with parking stalls within the subdivision.

Waiver 3:

Per Section 30.24.080.e parking for a townhouse development requires the following:

- 2 spaces per unit – 156 units = 312 spaces +
- 1 space per every 5 units (guest spaces) – $156/5 = 32$ spaces +
- 1 space for every 5 required spaces that are enclosed (garage spaces) – $156 \text{ garage spaces}/5 = 32$
- Total parking required = 376 spaces required.

We would like to request a waiver of development standards to reduce the required parking to allow 350 where 376 spaces are required.



DR Horton
ARVILLE LE BARON SWC
Letter of Intent
Page 3

Waiver 4:

Request for a waiver to Uniform Standard Drawing 222 which requires a separation of 6 feet from a driveway to a side property line. Throughout the subdivision we do not meet this requirement due to the lot configurations.

Waiver 5:

Additionally, we would like to request a waiver to allow the length of the street to exceed the 350 feet requiring 25-foot lateral deviation from a straight course per section 30.24.080.C (streetscapes). We have additional parking stalls all along Honey Hills Avenue which breaks up the course and will add a speed hump for traffic mitigation purposes. The horseshoe shaped streets also allow for easy turnaround for fire truck access and access to open space amenities.

We feel this subdivision will be a welcomed addition to the surrounding area and blend in with the current development. We are requesting the support of staff, Town Advisory Board and Board of County Commission on these applications.

Should there be any questions or require additional information please contact me at 702.254.1480.

Sincerely,

A handwritten signature in black ink that reads "Alina English for". The signature is written in a cursive, flowing style.

Alina English
Project Coordinator

03/03/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

LE BARON AVE/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0003-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Arville Street, and between Le Baron Avenue and Pyle Avenue within Enterprise (description on file). JJ/al/ja (For possible action)

RELATED INFORMATION:

APN:
177-30-203-001 through 177-30-203-008

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:
Project Description

The site is made up of 8 parcel that the applicant is proposing to develop as an attached single family residential (townhouse) planned unit development. The request is to vacate easements located around the boundaries of each of the parcels. These easements include government patent easements between 3 feet and 33 feet in width and a 13 foot wide roadway easement. The applicant indicates that these easements are not necessary for the development of the site and any required rights-of-way dedications or easements for utilities or drainage will be provided with the future subdivision map.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Undeveloped
South & East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
West	Business and Design/Research Park	R-E	Undeveloped

Related Applications

Application Number	Request
ZC-21-0002	A zone change request to reclassify the site to an RUD Zone with a use permit for a residential planned unit development is a companion item on this agenda.

Related Applications

Application Number	Request
TM-21-500002	A tentative map for a residential planned unit development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

PW/DR

Public Works - Development Review

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

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 17 feet for Le Baron Avenue, 35 feet for Arville Street, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- 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)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JA KENNEDY

CONTACT: AIMEE ENGLISH, TRITON ENGINEERING, 6757 W. CHARLESTON BLVD
SUITE #B, LAS VEGAS, NV 89146

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

13A

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S) OF WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>1-6-21</u> PLANNER ASSIGNED: <u>RI</u> ACCEPTED BY: <u>M</u> FEE: <u>B75</u> CHECK #: <u>-</u> COMMISSIONER: <u>JT</u> OVERLAY(S)? <u>-</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-21-0003</u> TAB/CAC: <u>Entire</u> TAB/CAC DATE: <u>2-10</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>-</u> BGC MTG DATE: <u>3-3-21</u> ZONE / AE / RNP: <u>RE</u> PLANNED LAND USE: <u>RI</u>
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PROPERTY OWNER	NAME: <u>Milan T. Trust</u> ADDRESS: <u>3755 Breakthrough Way #250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>DR Horton, INC.</u> ADDRESS: <u>1081 WHITNEY RANCH DRIVE, SUITE #141</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>alnewman@drhorton.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. CHARLESTON BLVD., SUITE B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>aenglish@tritoneng.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-203-001, 005 & 006 (001 thru 008)

PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & Le Baron 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.

R. M. Tiberti
 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON December 16, 2020 (DATE)
 By Audra Rothkegel
 NOTARY PUBLIC: Audra Rothkegel

Milan T Trust
Rendo Tiberti, the
 Property Owner (Print)



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

03/03/21 BCC AGENDA SHEET

SWC ARVILLE LE BARON
(TITLE 30)

LE BARON AVE/ARVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500002-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 156 residential lots and common lots on 10.9 acres in an RUD (Residential Urban Density) Zone.

Generally located on the southwest corner of Le Baron Avenue and Arville Street within Enterprise. JJ/al /jd (For possible action)

RELATED INFORMATION:

APN:
177-30-203-001 through 177-30-203-008

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.9
- Number of Lots: 156
- Density (du/ac): 14.3
- Minimum/Maximum Lot Size (square feet): 1,159/1,265
- Project Type: Attached single family residential (townhouse) planned unit development

Site Plans

The plans depict an attached single family residential development situated on a 10.9 acre site consisting of 156 residential lots with a density of 14.3 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. Access to the units within the development will be provided by 30 foot wide private streets. Access to the site is from Le Baron Avenue

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Undeveloped
South & East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
West	Business and Design/Research Park	R-E	Undeveloped

Related Applications

Application Number	Request
ZC-21-0002	A zone change request to reclassify the site to an RUD Zone with a use permit for a residential planned unit development is a companion item on this agenda.
VS-21-0003	A 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

This request meets the tentative map requirements as outlined in Title 30; however, since staff does not support the use permit, waivers of development standards and design review necessary to approve this map, staff cannot support this application.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 17 feet for Le Baron Avenue, 35 feet to the back of curb for Arville Street, and associated spandrel;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin project.
- Applicant is advised that the installation of detached sidewalks will require dedication to the 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

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

Building Department - Fire Prevention

- Applicant to show on-site fire lane, turning radius, and turnarounds (turning radii too small); and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.
- Applicant is advised that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0155-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JA KENNEDY

CONTACT: AIMEE ENGLISH, TRITON ENGINEERING, 6757 W. CHARLESTON BLVD
SUITE #B, LAS VEGAS, NV 89146

DRAFT



TENTATIVE MAP APPLICATION 14A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>1-6-21</u> PLANNER ASSIGNED: <u>PI</u> ACCEPTED BY: <u>PI</u> FEE: <u>750</u> CHECK #: <u>-</u> COMMISSIONER: <u>JT</u> OVERLAY(S)? <u>-</u> TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/>	APP. NUMBER: <u>7A-21-500002</u> TAB/CAC: <u>Eatup</u> TAB/CAC MTG DATE: <u>2-10</u> TIME: <u>6P</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>3-3-21</u> ZONE / AE / RNP: <u>RB</u> PLANNED LAND USE: <u>RH</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Milan T. Trust</u> ADDRESS: <u>3755 Breakthrough Way #250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702.405.3102</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>
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APPLICANT	NAME: <u>DR Horton, Inc.</u> ADDRESS: <u>1081 Whitney Ranch Drive, Suite #141</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>alnewman@drhorton.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. CHARLESTON BLVD, SUITE B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>aenglish@tritoneng.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-203-001, 005 & 006 (001 thru 008)

PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & Le Baron Avenue

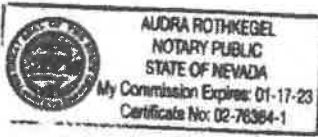
TENTATIVE MAP NAME: Arville Le Baron SWC

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

I, We, the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designees, 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 Property Owner (Signature)*
Milan T. Trust Property Owner (Print)
Renaldo Tiberti, Trust

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME, ON December 16, 2020 (DATE)
 BY Audra Rothkegel
 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.



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: _____	APP. NUMBER: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC: _____
		ACCEPTED BY: _____	TAB/CAC MTG DATE: _____ TIME: _____
		FEE: _____	PC MEETING DATE: _____
		CHECK #: _____	BCC MEETING DATE: _____
		COMMISSIONER: _____	ZONE / AE / RNP: _____
		OVERLAY(S)? _____	PLANNED LAND USE: _____
		TRAILS? Y / N _____ PFNA? Y / N _____	NOTES: _____

PROPERTY OWNER	NAME: <u>Southwest Section 30, LLC</u> ADDRESS: <u>3755 Breakthrough Way, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3102</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>
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APPLICANT	NAME: <u>DR Horton, INC.</u> ADDRESS: <u>1081 WHITNEY RANCH DRIVE, SUITE #141</u> CITY: <u>HENDERSON</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. CHARLESTON BLVD, SUITE B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-203-002

PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & W. Le Baron Avenue

TENTATIVE MAP NAME: Arville Le Baron SWC

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

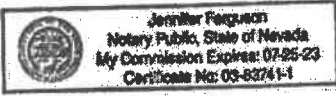
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Southwest Section 30, LLC
By: Joseph A. Kennedy, Manager
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 11, 2020 (DATE)

By Joseph A. Kennedy
NOTARY PUBLIC: Jennifer Ferguson



*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

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ TRAILS? Y / N _____ PFNA? Y / N _____	APP. NUMBER: _____ TAB/CAC: _____ TAB/CAC MTG DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTES: _____
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PROPERTY OWNER	NAME: <u>James D. Vanek c/o J.A. Kennedy Real Estate Company</u> ADDRESS: <u>3755 Breakthrough Way, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3102</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>
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APPLICANT	NAME: <u>DR Horton, INC.</u> ADDRESS: <u>1081 WHITNEY RANCH DRIVE, SUITE #141</u> CITY: <u>HENDERSON</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. CHARLESTON BLVD, SUITE B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-203-003 & 004

PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & W. Le Baron Avenue

TENTATIVE MAP NAME: Arville Le Baron SWC

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

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

James D. Vanek Property Owner (Signature)* James D. Vanek Property Owner (Print)

STATE OF Montana
 COUNTY OF Beaumont
 SUBSCRIBED AND SWORN to before me on this 5/5/2020 day of May, 2020, by Debra Lackas
 My Commission Expires October 09, 2025
 NOTARY PUBLIC: Debra Lackas

*NOTE: Corporate declaration of authority (for equities), 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

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: _____	APP. NUMBER: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC: _____
		ACCEPTED BY: _____	TAB/CAC MTG DATE: _____ TIME: _____
		FEE: _____	PC MEETING DATE: _____
		CHECK #: _____	BCC MEETING DATE: _____
		COMMISSIONER: _____	ZONE / AE / RNP: _____
		OVERLAY(S)? _____	PLANNED LAND USE: _____
		TRAILS? Y / N _____ PFNA? Y / N _____	NOTES: _____

PROPERTY OWNER	NAME: <u>HDR Lebaron I, LLC</u> ADDRESS: <u>3755 Breakthrough Way, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3102</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>
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APPLICANT	NAME: <u>DR Horton, INC.</u> ADDRESS: <u>1081 WHITNEY RANCH DRIVE, SUITE #141</u> CITY: <u>HENDERSON</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. CHARLESTON BLVD, SUITE B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-203-007

PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & Le Baron Avenue

TENTATIVE MAP NAME: Arville Le Baron SWC

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

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

<p><u>Jean A. Kennedy</u> Property Owner (Signature)*</p> <p>STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>May 11, 2020</u> (DATE) By <u>Joseph A. Kennedy</u></p> <p>NOTARY PUBLIC: <u>Jennifer Ferguson</u></p>	<p><u>HDR Lebaron I, LLC</u> <u>By: Joseph A. Kennedy, Manager</u> Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto;"> <p style="font-size: small; text-align: center;">Jennifer Ferguson Notary Public, State of Nevada My Commission Expires: 07-25-23 Certificate No: 03-83745-1</p> </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ TRAILS? Y / N _____ PFNA? Y / N _____	APP. NUMBER: _____ TAB/CAC: _____ TAB/CAC MTG DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTES: _____
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PROPERTY OWNER	NAME: <u>LeBaron Capital Management, LLC</u> ADDRESS: <u>3755 Breakthrough Way, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3102</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>
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APPLICANT	NAME: <u>DR Horton, INC.</u> ADDRESS: <u>1081 WHITNEY RANCH DRIVE, SUITE #141</u> CITY: <u>HENDERSON</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jgenovese@drhorton.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. CHARLESTON BLVD, SUITE B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-203-008

PROPERTY ADDRESS and/or CROSS STREETS: Arville Street & Le Baron Avenue

TENTATIVE MAP NAME: Arville Le Baron SWC

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

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

LeBaron Capital Management, LLC
By: Joseph A. Kennedy, Manager

Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 11, 2020 (DATE)
 by Joseph A. Kennedy

NOTARY PUBLIC: Jennifer Ferguson

Jennifer Ferguson
 Notary Public, State of Nevada
 My Commission Expires: 07-25-23
 Certificate No: 03-83741-1

*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.



Handwritten scribbles or initials in the top right corner of the page.

December 11, 2020

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

**Subject: LETTER OF INTENT - DR HORTON, INC., - ARVILLE LE BARON SWC
CONFORMING Zone Change, Tentative Map, Waivers, & Design Review Submittal
APN # 177-30-203-001 thru 008**

As representatives of DR Horton, Inc., we respectfully request your consideration of the attached Use Permit, Zone Change, Waivers, & Design Review applications to accompany our Tentative Map submittal. The subject property is located within incorporated Clark County. The proposed site is located on the Southwest corner of W. Le Baron Avenue and Arville Street located within Section 30, Township 22, Range 61.

Project Description & Conforming Zone Change

DR Horton, Inc. is proposing a gated planned unit development of 156 single family attached residences with private streets on 10.87 gross acres for a gross density of 14.54 per acre. The current zoning is Rural Estates Residential (RE) with a Residential High (RH) planned land use. We are proposing a conforming zone change to Residential Urban Density (RUD).

The surrounding area to the east is zoned Rural Estates and BDRP, to the south is zoned Rural Estates and RS. The north boundary across from Le Baron has a land use plan for P-F Public Facility. The west boundary of the project is zoned R-2 with a land use Residential Suburban. The current Residential High Planned Land Use conforms to the requested zone change to Residential Urban Density (RUD).

Use Permit for Planned Unit Development

A Use Permit is being requested for a Planned Unit Development (PUD). The PUD will consist of 156 single family attached lots with 5 common lots. The project has an average lot size of 1,192 SF. The largest lot size is 1,240 SF and the smallest lot being 1,159 SF. Additionally, 43,681 SF of Open Space has been provided within this development where only 39,239 SF is required.

Design Review

This development features D.R. Horton's two-story attached "Trails" Product with homes ranging from 1,300 to 1,426 square feet. D.R. Horton is offering 4 different models, which is designed as either a 3-Plex or 4-Plex. Each 3-Plex or 4-Plex will have 3 different front and/or rear loaded elevations for each model with one and two car garages.

As previously mentioned, 43,681 SF of open space has been provided which exceeds the required amount. There will be a landscaped community park along the northern boundary with amenities and

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com



connecting walkways throughout. This park area is planned with sodden open space along with seating and picnic areas, along with a play area with dog waste stations.

Design Review

We would like to request the review and approval to reduce the requirement to section 30.32.040.9 based on the cross section provided, the finish grade of the proposed lots for this development will be 4.5 feet more than 18 inches above the finish grade for the future lot on the abutting property to the south.

Waivers of Standards

Waiver 1:

Due to the design and intent of the proposed product we are requesting a waiver to the Design Standards 30.24.080.c.1.D, this code requirement requires a 10' building setback from project perimeters. The perimeter does have a 10' minimum setback from building to perimeter lines, except for lots 151-156 which has 9.75'. Also, setbacks to sidewalk and/or curb are being requested to be waived to 2' minimum where 10 ft is required. Other setback waivers being requested are as follows:

	Development Standard Table 30.40-2 RUD	Waiver to Standard
Front:	20'	5' (living and garage)
Side:	5'	0'
Rear:	15'	0'
Corner Side:	10'	0'

Waiver 2:

To allow a 30-foot wide private street width back of curb to back of curb where 37-feet from is required per 30.52.030. The 30-foot streets will help accommodate this product type with parking stalls within the subdivision.

Waiver 3:

Per Section 30.24.080.e parking for a townhouse development requires the following:

- 2 spaces per unit – 156 units = 312 spaces +
- 1 space per every 5 units (guest spaces) – 156/5 = 32 spaces +
- 1 space for every 5 required spaces that are enclosed (garage spaces) – 156 garage spaces/5 = 32
- Total parking required = 376 spaces required.

We would like to request a waiver of development standards to reduce the required parking to allow 350 where 376 spaces are required.



DR Horton
ARVILLE LE BARON SWC
Letter of Intent
Page 3

Waiver 4:

Request for a waiver to Uniform Standard Drawing 222 which requires a separation of 6 feet from a driveway to a side property line. Throughout the subdivision we do not meet this requirement due to the lot configurations.

Waiver 5:

Additionally, we would like to request a waiver to allow the length of the street to exceed the 350 feet requiring 25-foot lateral deviation from a straight course per section 30.24.080.C (streetscapes). We have additional parking stalls all along Honey Hills Avenue which breaks up the course and will add a speed hump for traffic mitigation purposes. The horseshoe shaped streets also allow for easy turnaround for fire truck access and access to open space amenities.

We feel this subdivision will be a welcomed addition to the surrounding area and blend in with the current development. We are requesting the support of staff, Town Advisory Board and Board of County Commission on these applications.

Should there be any questions or require additional information please contact me at 702.254.1480.

Sincerely,

A handwritten signature in black ink that reads "Aimee English". The signature is written in a cursive, flowing style.

Aimee English
Project Coordinator