



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

May 10, 2022

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at 702-289-0196.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Chris Darling, Chairperson
Dr. Sharon Stover, Vice Chairperson
Kimberly Burton
Carol Peck

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Jennifer Damico, 702-219-0374, Jennifer.Damico@clarkcountynv.gov
William Covington, 702-455-2540, William.Covington@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for March 8, 2022. (For possible action)
- IV. Approval of the Agenda for May 10, 2022, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Updates from Commissioner Miller's & Commissioner Kirkpatrick's office – County Liaisons will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area (for discussion only)
- VI. Planning and Zoning

05/17/22 PC

- 1. **DR-22-0187-AYON JOSE & FAVIOLA: DESIGN REVIEW** to allow an accessory structure with metal siding where CMU block was previously approved on 1.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Wittig Avenue, 280 feet west of Jones Boulevard within Lone Mountain. MK/bb/syp (For possible action) **5/17/22 PC**

06/07/22 PC

- 2. **UC-22-0146-CHANDLER LYNN STEVEN & NICHOLS-CHANDLER NICOLE MARIE: USE PERMIT** for a communication tower. **DESIGN REVIEW** for a proposed communication tower and associated ground mounted equipment on 2.1 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Campbell Road and Washburn Road within Lone Mountain. RM/sd/syp (For possible action) **06/07/22 PC**

06/08/22 BCC

- 3. **ET-22-400049 (Nzc-0511-12)-TETON CAPITAL MANAGEMENT, LLC: ZONE CHANGE FIFTH EXTENSION OF TIME** to reclassify 3.5 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone. Generally located on the northeast corner of Grand Teton Drive and Buffalo Drive within Lone Mountain. MK/lm/syp (For possible action) **06/08/22 BCC**
- 4. **ET-22-400050 (UC-19-0864)-TETON CAPITAL MANAGEMENT, LLC: USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) a project of regional significance; 2) mini-warehouse building; and 3) vehicle rental. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping adjacent to arterial streets; 2) alternative screening for outside vehicle rental; 3) modified driveway design standards; and 4) reduce driveway distances from the intersection. **DESIGN REVIEWS** for the following: 1) retail center with a mini-warehouse building and vehicle rental; and 2) finished grade on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/lm/syp (For possible action) **06/08/22 BCC**

5. **ET-22-400051 (DR-21-0130)-TETON CAPITAL MANAGEMENT, LLC: DESIGN REVIEWS FIRST EXTENSION OF TIME** for the following: 1) a proposed daycare facility; and 2) final façade design for an approved retail center with a mini-warehouse building on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/lm/syp (For possible action) **06/08/22 BCC**

VII. General Business
None

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

IX. Next Meeting Date: May 31, 2022.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mountain Crest Neighborhood Services Center, 4701 N Durango Drive, Las Vegas, NV 89129.
<https://notice.nv.gov>



Lone Mountain Citizens Advisory Council

March 8, 2022

MINUTES

Board Members: Chris Darling – Chair – **EXCUSED**
Dr. Sharon Stover – Vice Chair – **PRESENT**
Kimberly Burton – **PRESENT**
Carol Peck - **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Jennifer Damico, Jennifer.Damico@clarkcountynv.gov
William Covington, William.Covington@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:30 p.m.
- II. Public Comment
None
- III. Approval of February 22, 2022 Minutes

Moved by: Carol
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for March 8, 2022

Moved by: Chris
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **WS-21-0724-CENTURY COMMUNITIES NEVADA, LLC:HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) establish alternative yards for residential lots; 2) reduce net lot area for residential lots; and 3) increase wall height. **DESIGN REVIEWS** for the following: 1) building orientation of single family residences; and 2) finished grade in conjunction with a single family residential subdivision on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Hammer Lane and the east side of Dapple Gray Road within Lone Mountain. RM/rk/jo 03/16/22 BCC

Action: Motion to APPROVE, subject to staff conditions and condition that landscape be controlled by HOA.

Moved By: CHRIS

Vote: 2/2, Motion Failed

2. **WC-22-400019 (UC-21-0316)-COMSTOCK KENNETH K & AMBER:WAIVER OF CONDITION** for a use permit requiring a drainage study and compliance in conjunction with an approved accessory structure on 1.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Helena Avenue and the east side of Kevin Way within Lone Mountain. RM/sd/jo 04/05/22 PC

Action: APPROVED as submitted, subject to all staff conditions

Moved By: KIM

Vote: 4/0 Unanimous

3. **WS-22-0078-DESTINY HOMES, LLC:WAIVER OF DEVELOPMENT STANDARDS** to allow an alternative security gate geometrics different than required by Uniform Standard Drawing 222.1 in conjunction with a single family subdivision on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Craig Road and Bonita Vista Street within Lone Mountain. RM/jvm/jo 04/05/22 PC

Action: APPROVED as submitted, subject to all staff conditions & condition that gate is 50feet from Bonita Vista and will open inward to cul-de-sac

Moved By: CAROL

Vote: 4/0 Unanimous

4. **DR-22-0048-ALVAREZ-RUIZ, SAUL & SANCHEZ-REYES, TANIA:DESIGN REVIEW** for finished grade in conjunction with a proposed single family residential lot on 2.2 acres in an R-E Zone. Generally located on the south side of Horse Drive, 300 feet west of Torrey Pines Drive within Lone Mountain. MK/rk/jo 04/06/22 BCC

Action: APPROVED as submitted, subject to all staff conditions

Moved By: CHRIS

Vote: 4/0 Unanimous

5. **UC-22-0081-GREENGALE PROPERTIES, LLC: USE PERMITS** for the following: 1) recreational facility; 2) sale of produce/crops not grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) campground; 7) food processing; 8) retail sales and services; 9) guest ranch; 10) retreat; 11) major training facility; and 12) allow temporary outdoor commercial events without a timeframe limit and extended hours. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a proposed guest ranch within Community District 3; 2) reduce the acreage for a proposed guest ranch; 3) allow a proposed retreat within Community District 3; 4) reduce the separation of proposed live entertainment from a residential use; 5) alternative landscaping along all property lines; 6) allow existing landscaping adjacent to Elkhorn Road; 7) allow alternative landscaping adjacent to a less intense use; 8) eliminate landscape finger islands; 9) waive on-site loading requirements; 10) reduced parking; 11) allow alternative paving; and 12) waive off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving). **DESIGN REVIEWS** for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 25.0 acres in an R-A (Residential Agricultural) Zone. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard within Lone Mountain. MK/jor/jo 04/06/22 BCC

Action: HELD to 3-29-22 CAC meeting so applicant can work with neighbors regarding bathrooms, hours for live entertainment, maximum number of people allowed on property for events and securing surrounding neighbors

6. **WS-22-0076-HUERTA, JORGE: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow proposed single family residential lots to have access to an arterial street (Rainbow Boulevard) where not permitted; 2) increase wall height; and 3) waive full off-site improvements. **DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) finished grade on 1.5 acres in an R-E Zone. Generally located on the east side of Rainbow Boulevard and the south side of Azure Drive within Lone Mountain. MK/rk/jo 04/06/22 BCC

Action: APPROVED as submitted, subject to all staff conditions

Moved By: CHRIS

Vote: 4/0 Unanimous

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be March 29, 2022.

X. Adjournment

The meeting was adjourned at 8:50 p.m.

05/17/22 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

WITTIG AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0187-AYON JOSE & FAVIOLA:

DESIGN REVIEW to allow an accessory structure with metal siding where CMU block was previously approved on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Wittig Avenue, 280 feet west of Jones Boulevard within Lone Mountain. MK/bb/syp (For possible action)

RELATED INFORMATION:

APN:

125-23-505-005

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6065 Wittig Avenue
- Site Acreage: 1.1
- Project Type: Accessory structure (garage/storage building)
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 2,000

Site Plan

The proposed detached garage is located near the southeast corner of the subject site. The accessory structure will be set back 10 feet from the rear property line and 10 feet from the east property line. The existing single family residence is located near the northern portion of the property, north of the proposed accessory building. The property is enclosed by an existing 6 foot high CMU wall. Access to the proposed accessory structure will be from a 16 foot wide double gate located on the east side of the residence.

Landscaping

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

Elevations

The plans depict a 1 story, 19 foot high detached garage/storage building. The accessory building will have a 4:12 roof pitch with asphalt shingle tiles and was originally proposed to be constructed of concrete block that would be painted to match the existing residence. The accessory building is now proposed to have metal siding, painted to match the home. Overhead roll-up doors are shown on the north elevation facing the interior of the lot. The proposed structure will be architecturally compatible with the existing single family residence.

Floor Plans

The plans show a 2,000 square foot proposed accessory structure which will be used for vehicle storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to use painted metal siding for the new accessory building in place of the approved painted CMU block. The applicant states the cost of materials is the primary reason for the proposed change. The horizontal siding will be painted to match the color of the home.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400072 (UC-18-0620)	Extension of time for accessory structure	Approved by PC	July 2021
UC-18-0620	Accessory structure and architectural enhancements	Approved by PC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-E	Single family residence with horse facility
South, East & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I), R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic as a result of the proposed accessory building construction. The proposed painted metal siding on a 1 acre parcel and low percentage of lot coverage, is appropriate for the area. The painted metal siding will match the color of the house and not create an unsightly condition.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOSE AYON

CONTACT: JOSE AYON, 6065 WITTIG AVE, LAS VEGAS, NV 89131



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <i>per J.A.</i> <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) EXTENSION OF TIME (ET) UC-18-0620 <i>previous</i> (ORIGINAL APPLICATION #) APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-22-0187</u> DATE FILED: <u>3-24-2022</u> PLANNER ASSIGNED: <u>[Signature]</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>5-10-2022</u> PC MEETING DATE: <u>6-7-2022</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	PROPERTY OWNER NAME: <u>JOSE & FAVIOLA AYON</u> ADDRESS: <u>6065 WITTIG AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: _____ CELL: <u>702 237-7546</u> E-MAIL: <u>JA0776@YAHOO.COM</u>
	APPLICANT NAME: <u>JOSE AYON</u> ADDRESS: <u>6065 WITTIG AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: _____ CELL: <u>702 237-7546</u> E-MAIL: <u>JA0776@YAHOO.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>JOSE AYON</u> ADDRESS: <u>6065 WITTIG AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: _____ CELL: <u>702 237-7546</u> E-MAIL: <u>JA0776@YAHOO.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-23-505-005
 PROPERTY ADDRESS and/or CROSS STREETS: JONES / WITTIG
 PROJECT DESCRIPTION: 40x50 STORAGE METAL BUILDING

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

[Signature] JOSE AYON
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 30, 2021 (DATE)
 By JOSE AYON
 NOTARY PUBLIC: Idalia Villescas

IDALIA M. VILLESICAS
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 07-14-21
 Certificate No: 00-6611A-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.

DR-21-101694

February 16, 2022

PLANNER
COPY

Justification letter

DR 22-0187

I have a pending permit application number ET-21- 400072 (UC-18-0620) which was approved for cmu block due to cost of building materials we purchased a metal building same footprint as original plans. The color scheme of building will be slate gray in horizontal siding to match existing residence.

I have attached a copy of ET-21- 400072 (UC-18-0620) for your reference. Also, extension of time has been approved until 07/2023.

Thank you kindly for your understanding on this matter. Please contact me on my cell phone at (702) 237-7546

Jose Ayon



06/07/22 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

WASHBURN RD/CAMPBELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0146-CHANDLER LYNN STEVEN & NICHOLS-CHANDLER NICOLE/MARIE:

USE PERMIT for a communication tower.

DESIGN REVIEW for a proposed communication tower and associated ground mounted equipment on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Campbell Road and Washburn Road within Lone Mountain. RM/sd/syp (For possible action)

RELATED INFORMATION:

APN:

125-32-206-007

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9020 W. Washburn Road
- Site Acreage: 2.1
- Project Type: Communication tower
- Height (feet): 60
- Square Feet: 1,300 (lease area)

Site Plans

The plans depict a proposed communication tower with associated ground mounted equipment located on the northwest corner of Washburn Road and Campbell Road. The project site is an existing single family residence on 2.1 acres with a leased area for the communication tower of 1,300 square feet. The proposed location is along the eastern portion of the property and adjacent to Campbell Road. The main residence is in the center portion of the parcel. The tower is set back 45 feet from the right-of-way, approximately 120 feet to the north property line, 242 feet to the west property line, all meeting the required 120 foot setback from a residential development (200% the height of the 60 foot tower). The plans depict a 15 foot wide easement for utility workers from Campbell Road. All ground equipment is shielded from view with an 8 foot vinyl fence (simulated wood) with a double gate that will enclose the tower and all utility equipment and transformer. The tower itself will be shielded to look like a mono Eucalyptus tree.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict a 65 foot tall mono Eucalyptus tree (60 foot tower plus additional 5 feet of branches) that will disguise the communication tower and antennas from view of the immediate neighborhood.

Applicant's Justification

The applicant states the objective for the placement of this communication tower is to provide in-fill communication coverage to a high density of existing and future homes. The applicant is seeking to minimize any visual impacts with shielding measures to make the tower look like a tree. This site was chosen due to there not being any existing communication towers or associated buildings in the area.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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; and 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 installation and use of new cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INFRA TOWERS, LLC

CONTACT: DEBBIE DEPOMPEI, INTELLISITES DEVELOPMENT, LLC, 8822 ARROYO AZUL ST, LAS VEGAS, NV 89131



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0146</u> DATE FILED: <u>3/8/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>4/12/22</u> PC MEETING DATE: <u>5/3/22</u> BCC MEETING DATE: _____ FEE: <u>\$ 1,350</u>
	PROPERTY OWNER NAME: <u>Lynn Steven Chandler and Nicole Marie Nichols-Chandler</u> ADDRESS: <u>9020 W. Washburn Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>(702) 408-8359</u> CELL: <u>(702) 408-8359</u> E-MAIL: <u>lynnandnicolechandler@outlook.com</u>
	APPLICANT NAME: <u>Infra Towers, LLC</u> ADDRESS: <u>1800 Diagonal Rd. - Suite # 600</u> CITY: <u>Alexandria</u> STATE: <u>VA</u> ZIP: <u>22314</u> TELEPHONE: <u>(571) 366-1720</u> CELL: <u>(702) 501-0882</u> E-MAIL: <u>roni.jackson@infra.llc</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Debbie DePompei, IntelliSites Development, LLC</u> ADDRESS: <u>8822 Arroyo Azul Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>(702) 430-8369</u> CELL: <u>(702) 501-0882</u> E-MAIL: <u>debbie@intellisitesllc.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-32-206-007

PROPERTY ADDRESS and/or CROSS STREETS: 9020 W. Washburn Rd.

PROJECT DESCRIPTION: 60' Communication Tower stealth designed as a Mono-Eucalyptus Tree

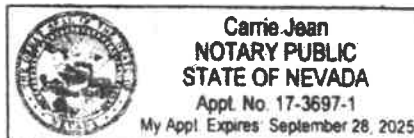
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Nicole Marie Nichols-Chandler Nicole Marie Nichols-Chandler
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 02, 2022 (DATE)
 By Nicole Marie Nichols-Chandler

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.



UC-22-0146

November 1, 2021

Clark County Current Planning Division
500 S. Grand Central Parkway
Las Vegas, NV 89115

**Re: Special Use Permit Request – Communication Tower (Stealth Design - 60' Mono-Eucalyptus Tree)
to be located at: @ 9020 W. Washburn Rd. – Las Vegas, NV 89149 (APN: 125-32-206-007)**

To Whom It May Concern:

This correspondence is intended to serve as the Justification Letter in connection with Infra Tower's application for a Special Use Permit allowing for the construction and operation of a 60-foot tall Communication Tower, Stealth Design as a 60' Eucalyptus Tree to be located on a R-E (Rural Estates Residential) zoned parcel located at @ 9020 W. Washburn Rd. – Las Vegas, NV 89149 (APN: 125-32-206-007).

Surrounding Zoning & Land Use:

The subject parcel is located on a R-E (Rural Estates Residential) parcel that has an existing single family detached home. The surrounding areas to the North, South, East & West are all zoned R-E with existing single family residences.



Project Description:

Infra Towers is proposing to construct a new co-locatable 60' Communication Tower (to be designed as a Eucalyptus Tree) within a 20' x 65' (1,300 sq. ft.) lease area in the northeast portion of the property. The project site will be fully enclosed by an 8' tall decorative vinyl (simulated wood) fence, which will enclose the tower, in addition to multiple carrier's equipment shelters and/or Base Transceiver Station (BTS) equipment cabinets. T-Mobile will be installing (6) panel antennas (2 panel per sector; 3 sectors) and (6) RRU's (2 RRU's per sector, 3 sectors) at the 55 foot level on the tower, in addition to an equipment cabinet and Generac 48 kw generator within a 10' x 20' lease area inside the leased compound. The site will be access from a 12' wide decorative vinyl (simulated wood) double gate on the north side of the compound via a 15' wide access easement from Campbell Rd. to the site.

The proposed Mono Eucalyptus design will reduce or eliminate visual obtrusiveness because it will sufficiently conceal antennas within the faux branches, which will be further concealed by installing sleeves and/or socks over the antennas (in a color to blend in with the faux branches). The Mono Eucalyptus is a tower that has rarely been used in the area but has been well received because of its unique character and ability to sufficiently conceal antennas and retain its form over time. AT&T built a Mono Eucalyptus in 2017-2018 near Sunridge Heights and Alpier in Henderson, NV, which still looks as good today as the day it was installed. Photo simulations have been provided with this application.

Project Justification:

The objective of the proposed facility is to provide in-fill communications coverage to a high density of existing and new homes being developed within the Lone Mountain area, which has been difficult to cover because of the lack of commercial properties, in addition to the Rural Neighborhood Preservation district. T-Mobile will be the anchor tenant upon completion of construction.

InSite Towers seeks to minimize the visual impact to the immediate area when searching for suitable candidates for it's' telecommunication towers. This project was pursued because there were no existing structures or buildings in the area with the available heights necessary for the wireless carrier's communication grid, the lack of existing tower structures for carrier's to collocate on (nearest sites are located 1.12 miles to the south of the subject site at the southwest corner of El Capital and W. Craig Rd – (40' power pole attachment and a 60' flag pole at the NV Energy substation), landlord interest, site location that can meet all required setbacks, and the ability to locate a new facility while minimizing the impact to the surrounding area.

This area of the Las Vegas valley has been difficult to provide cellular coverage due to the high density of residential homes and lack of commercially zoned parcels, which have made it difficult to locate a site that will meet required setbacks and provide the necessary heights needed to improve coverage and technology in this area. With the already high density of existing homes near the subject parcel and continued growth rapidly occurring in the area, communications will need to improve to meet the demand. The requested height of 60' is imperative due to the fact that we need enough vertical height to ensure collocation is sufficient for multiple carriers.

It is important to note that on 1/3/08, Sprint Nextel received an approval to build a 70' windmill tower within a Rural Neighborhood Preservation ("RNP") parcel (UC-1286-07), which was constructed to only 60'. AT&T later came in and requested to collocate on the tower and extend the 60' tower by another 15' to 75' with another 5' for the windmill feature to bring it to an overall height of 80'. AT&T received

approval on 5/6/14 but with removal of the windmill feature and a tower height reduced to 75'. So there has been a model set for approvals of communication towers within the RNP areas.

Section 30.44 outlines the elements that the Current Planning Division must conduct to determine the zoning requirements of this application. The project use complies with the following applicable designs standards of the Development Code as follows:

- A. The proposed 60' tall tower is structurally designed to accommodate more than one (1) antenna array with room for up to two (2) telecommunication antenna arrays.
- B. The proposed installation is an un-manned facility (with no permanent staff assigned to the facility).
- C. The proposed tower and ground level equipment will be enclosed by an 8' tall vinyl (simulated wood) fence to prevent visibility from any streets and residential developments.
- D. No signals, lights or signs will be located on the tower unless required by the Federal Communication Commission or Federal Aviation Administration.
- E. DESIGN. The proposed tower is designed as a 60' Eucalyptus Tree, which was architecturally compatible with the surrounding land uses in the zoning district (rural residential with tree foliage) and will blend in with the existing characteristics of the site to the extent practical.
- F. The proposed tower shall be 60 feet in height, which is 20 feet less than the 80' maximum height allowed for communication towers.
- G. The proposed tower meets the following applicable zoning setbacks: 40' setback from a public right-of-way (site is 45' from edge of compound wall to Campbell Rd.) and 200% of tower height (since the parcel is under 2 ½ acres) from residential developments: 120' to the north and east and 170' to the south, and 242'-3" to the west.
- H. The proposed tower meets the minimum separation requirement of 600 feet from another communication tower (nearest tower(s) are 1.12 miles to the south of the subject site at the southwest corner of El Capitan & W. Craig Rd. (40' power pole attachment and a 60' flag pole) at the NV Energy substation.

We look forward to scheduling a pre-application meeting with staff to review Infra Tower's request for a Special Use Permit for a new 60' Communication Tower (Stealth Design Eucalyptus Tree). Infra Towers believes the project has met the intent of the code for the placement of facilities and has carefully taken into consideration a tower design and location that would minimize the impact to the community.

In the meantime, please feel free to contact me at (702) 501-0882 if you have any questions or require further information prior to our pre-application meeting. Thank you, in advance, for staff's time and consideration in reviewing our project.

Respectfully,

Debbie DePompei

Debbie DePompei
IntelliSites Development, LLC – Representing Infra Towers, LLC

06/08/22 BCC AGENDA SHEET

COMMERCIAL CENTER
(TITLE 30)

BUFFALO DR/GRAND TETON DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400049 (NZC-0511-12)-TETON CAPITAL MANAGEMENT, LLC:

ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 3.5 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

Generally located on the northeast corner of Grand Teton Drive and Buffalo Drive within Lone Mountain (description on file). MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-10-405-006 through 125-10-405-008

LAND USE PLAN:

LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8020 N. Buffalo Drive
- Site Acreage: 3.5
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 35 (maximum)
- Square Feet: 111,123
- Parking Required/Provided: 445/558

Site Plans & History

The original plans were approved for 15 retail buildings of varying sizes distributed throughout an 11.6 acre site, which previously extended from Buffalo Drive to the Monte Cristo Way alignment along Grand Teton Drive. Since the original approval, the eastern 8.1 acres (the area from Tioga Way to the Monte Cristo Way alignment) was sold to a home developer and subsequently annexed into the City of Las Vegas. Only a 3.5 acre portion of the original site remains in unincorporated Clark County. There have been 4 extensions of time granted for the zone change approved for the 3.5 acre site in October 2014, November 2016, December 2017, and December 2019 respectively.

The portion of the original shopping center that remains on the 3.5 acre site includes several buildings. The site was redesigned in 2021 to include a daycare facility located between a drive-

thru restaurant building on the west side of the site, and mini-warehouse facility on the east side of the site.

Landscaping

The landscape plan has essentially remained the same with minor changes as approved with DR-21-0130.

Previous Conditions of Approval

Listed below are the approved conditions for ET-19-400131 (NZC-0511-12):

Current Planning

- Until October 3, 2022 to complete;
- 8 foot wall along Tioga Way tapered to allow line of sight transition to Grand Teton Drive;
- Final façade design for all buildings to be coordinated with neighbors and approved through an Administrative Design Review application;
- Trucks shall be stored behind the gates at all times;
- No businesses open past 11:00 p.m.;
- No speaker/squawk boxes to be operated past 10:00 p.m.;
- Site infrastructure to be completed first;
- 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; 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.

Listed below are the approved conditions for NZC-0511-12 (ET-0147-17):

Current Planning

- 6 months to submit a design review as a public hearing for the property;
- 2 years to complete;
- 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; 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;
- Traffic study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 5 additional feet to back of curb for Grand Teton Drive and associated spandrel.
- 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.

Listed below are the conditions approved for NZC-0511-12 (ET-0133-16):

Current Planning

- Until October 22, 2017 to submit a Design Review as a public hearing for the property.
- Applicant is advised that a substantial change in circumstance 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.

Listed below are the conditions approved for NZC-0511-12 (ET-0098-14):

Current Planning

- Until October 22, 2016 to complete;
- Enter into a new negotiated development agreement prior to building permits.
- Applicant is advised that a new design review may be required; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

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

Listed below are the conditions approved for NZC-0511-12:

Current Planning

- Resolution of Intent until September 1, 2014 to coincide with DA-1053-06;
- No business shall be open 24 hours a day east of Tioga Way (alignment);
- A special use permit will be required for any communication tower;
- Applicant shall construct a new block wall on the project's north and east property lines at a height of 6 feet upon construction of project;
- Construct an intense landscape buffer, 20 feet wide, on the north and east property line wall upon construction of project, as submitted by applicant;
- Utilize low intensity lighting in the form of high pressure sodium or Narrow-Spectrum Amber LED's;
- Compliance with DA-1053-06;

- Should DA-1053-06 expire prior to development, enter into a new standard development agreement with the County 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;
- Design review as a public hearing on significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that outside dining at this location may require future land use applications; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Apply to vacate Tioga Way and Pioneer Way, construct a gate around the newly vacated area at the “turnaround” and provide gate access;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include turnaround cul-de-sac at south end of Tioga Way and Pioneer Way;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may require a vacation of excess right-of-way or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;
- Vacate any unnecessary rights-of-way and/or easements;
- Traffic study to also address the dedication and construction of bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.

Clark County Water Reclamation District

- Applicant is advised that the parcel is County property but serviced through an interlocal agreement with another sewer utility agency.

Applicant’s Justification

The applicant indicates that they have made significant progress with the civil improvements (PW-21-20139) which are submitted and awaiting approval from Public Works and building plans (BD-21-55274) are awaiting Building Department approval.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-22-900086	Development Agreement	Approved /Denied by BCC	May 18, 2022
DR-21-0130	Daycare facility and final façade design for a retail center with mini-warehouse facility	Approved by BCC	May 2021

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0207	Vacated and abandoned a portion of a right-of-way being Tioga Way	Approved by BCC	June 2020
TM-20-500073	1 lot commercial subdivision	Approved by BCC	June 2020
UC-19-0864	Mini-warehouse building and vehicle rental in conjunction with a proposed retail center, waivers for alternative landscaping adjacent to arterial streets, alternative screening for outside vehicle rental, modified driveway design standards, and reduced driveway distances from the intersection	Approved by BCC	December 2019
ET-19-400131 (Nzc-0511-12)	Fourth extension of time to reclassify 3.5 acres to C-1 zoning from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2019
WC-18-400177 (Nzc-0511-12)	Waived conditions for a zone change for the following, applicant shall construct a block wall on the projects north and east property line, constructed an intense landscape buffer, vacated Tioga Way and Pioneer Way, and a right-of-way dedication	Approved by BCC	October 2018
WS-18-0471	Waivers for alternative landscaping and allowed alternative commercial driveway geometrics with a design review for a retail center	Approved by BCC	October 2018
Nzc-0511-12 (ET-0147-17)	Third extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2017
Nzc-0511-12 (ET-0133-16)	Second extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	November 2016
Nzc-0511-12 (ET-0098-14)	First extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	October 2014
Nzc-0511-12	Reclassified 11.6 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2012
VS-0219-09	Vacated and abandoned a portion of right-of-way being Monte Cristo Way located between Grand Teton Drive and Ackerman Avenue	Approved by BCC	May 2009
DA-1053-06	Development Agreement - expired	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	City of Las Vegas	C-V	Arbor View High School
East	City of Las Vegas	R-1	Single family residential
West	City of Las Vegas	R-PD4	Single family residential

Related Applications

Application Number	Request
ET-22-400050 (UC-19-0864)	An extension of time for a project of regional significance for a mini-warehouse and vehicle rental facility is a companion item on this agenda.
ET-22-400051 (DR-21-0130)	An extension of time for design reviews for a retail center with a mini-warehouse building and vehicle rental is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Since the last approval in 2019, the applicant has pursued changes to the site design and submitted construction documents for site development. The development of this property for commercial uses is consistent with the C-1 zone. In addition, the Lone Mountain Land Use Plan has been updated to reflect these parcels as Neighborhood Commercial, which now makes this rezoning request conforming, thus the remaining parcels can be hard zoned.

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 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.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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: DXD SS F1 LAND, LLC

CONTACT: ALEXIS HARRIS, 520 S. 4TH ST, 2ND FLOOR, LAS VEGAS, NV 89101



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

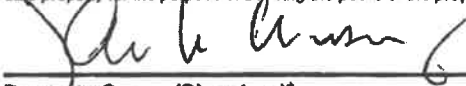
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>N2C 00511-12</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400049</u> DATE FILED: <u>3/30/2022</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LM</u> TAB/CAC DATE: <u>5/10/2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/8/2022</u> FEE: <u>\$300</u>
	PROPERTY OWNER NAME: <u>Grand Teton Mini Storage Partners, LLC</u> ADDRESS: <u>5105 S Durango Drive, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-265-6800</u> CELL: _____ E-MAIL: <u>meservey@gostorageone.com</u>
	APPLICANT NAME: <u>DXD SS F1 Land, LLC</u> ADDRESS: <u>1718 Central Ave, SW, Suite B</u> CITY: <u>Albuquerque</u> STATE: <u>NM</u> ZIP: <u>87104</u> TELEPHONE: <u>864-415-2036</u> CELL: _____ E-MAIL: <u>james.hamilton@dxd.capital</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>David T. Brown, Esq.</u> ADDRESS: <u>520 S. 4th Street, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-580-7725</u> CELL: _____ E-MAIL: <u>dbrown@brownlawlv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-10-405-006, 125-10-405-007, & 125-10-405-008

PROPERTY ADDRESS and/or CROSS STREETS: Grand Teton & Buffalo

PROJECT DESCRIPTION: Grand Teton & Buffalo Development - Zone change from R-E to C-1

(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)* James Meservey
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2-25-22 (DATE)
 By James Meservey
 NOTARY PUBLIC: Suzanne M. Mohon



*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.

10f2



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) NZC00511-12 (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>Teton Capital Management</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>
	APPLICANT NAME: <u>DXD SS F1 Land, LLC</u> ADDRESS: <u>1718 Central Ave, SW, Suite B</u> CITY: <u>Albuquerque</u> STATE: <u>NM</u> ZIP: <u>87104</u> TELEPHONE: <u>864-415-2036</u> CELL: _____ E-MAIL: <u>James.hamilton@dxd.capital</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>David T. Brown, Esq.</u> ADDRESS: <u>520 S. 4th Street, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-580-7725</u> CELL: _____ E-MAIL: <u>dbrown@brownlawlv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-10-405-006, 125-10-405-007, & 125-10-405-008

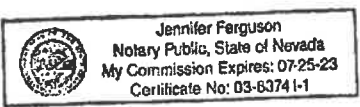
PROPERTY ADDRESS and/or CROSS STREETS: Grand Teton & Buffalo

PROJECT DESCRIPTION: Zone change from R-E to C-1

(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)*
Teton Capital Management, LLC
 By: Joseph A. Kennedy, Manager
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON February 28, 2022 (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.

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

February 28, 2022

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

RE: Justification Letter – Extension of Time – (Nzc-0511-12)
Project Name: Teton Capital Management, LLC & Grand Teton Mini Storage Partners - Grand Teton & Buffalo
Assessor’s Parcel #s: 125-10-405-006, 125-10-405-007, 125-10-405-008

To Whom it May Concern,

On behalf of our clients, Teton Capital Management, LLC and Grand Teton Mini Storage Partners, LLC please accept this letter for a request for an extension of time on (Nzc-0511-12) to reclassify from R-E to C-1. The project is located on the north side of Grand Teton and the east side of Buffalo.

The application was originally approved by the Clark County Board of Commissioners on May 5, 2021 and required the completion of the project on or before October 3, 2022. This project is a joint venture with the two named entities and the parties are moving forward with the project. Both the design review (DR-21-0130) and zone change (Nzc-0511-12) are in good standing until October, but the conditional use permit (UC-19-0864) expired in December. We are requesting an extension of time on all three and having all three applications have concurrent expiration dates.

The applicants faced substantial delays caused by COVID and coordinating was more complicated than usual because these are essentially two separate projects, but they were instructed to build both at once. The applicants have made significant progress and are moving forward. The Civil Improvement Plans (Filing #PW21-20139) have been drawn and submitted on December 20, 2021. Building plans (PAC#BD21-55274) were submitted on November 4, 2021.

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

Very truly yours,

BROWN, BROWN & PREMSRIRUT

A handwritten signature in black ink, appearing to read "David T. Brown", with a long horizontal flourish extending to the right.

David T. Brown

06/08/22 BCC AGENDA SHEET

RETAIL CENTER WITH MINI-WAREHOUSE
(TITLE 30)

BUFFALO DR/GRAND TETON DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400050 (UC-19-0864)-TETON CAPITAL MANAGEMENT, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) a project of regional significance; 2) mini-warehouse building; and 3) vehicle rental.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping adjacent to arterial streets; 2) alternative screening for outside vehicle rental; 3) modified driveway design standards; and 4) reduce driveway distances from the intersection.

DESIGN REVIEWS for the following: 1) retail center with a mini-warehouse building and vehicle rental; and 2) finished grade on 3.4 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-10-405-006 through 125-10-405-008

USE PERMITS:

1. Project of regional significance.
2. Allow mini-warehouse in a C-1 zone.
3. Allow 5 vehicle rental trucks in a C-1 zone.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Alternative landscaping adjacent to arterial streets (Buffalo Drive & Grand Teton Drive) where landscaping per Figure 30.64-17 is required.
2. Alternative screening conditions for outside vehicle rental along a public street.
3. a. Allow a minimum 31 foot commercial driveway throat depth along a public street (Buffalo Drive) where a 75 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 59% reduction).
b. Allow a minimum 10 foot commercial driveway throat depth along a public street (Grand Teton Drive Drive) where a 75 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (an 87% reduction).
4. Reduce the departure distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 147 feet along Buffalo Drive where 190 feet is the minimum per Chapter 30.52 (a 23% reduction).

DESIGN REVIEWS:

1. A proposed a retail center with a mini-warehouse building and vehicle rental.
2. Increase finished grade for a commercial development to 36 inches where a maximum of 18 inches is the standard per Section 30.32.030 (a 100% increase).

LAND USE PLAN:

LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8020 N. Buffalo Drive
- Site Acreage: 3.4
- Project Type: Commercial development
- Number of Stories: 1 & 2
- Building Height (feet): Up to 29
- Square Feet: 7,200 (retail building)/3,200 (restaurant w/ drive-thru)/49,282 (mini-warehouse footprint)
- Parking Required/Provided: 88/92

Site Plans

The approved plans depicted a commercial development consisting of 3 buildings, which include an in-line retail building, a fast food restaurant and 2 story mini-warehouse facility. The application included a use permit for 5 vehicle rental trucks in front of the mini-warehouse building along Grand Teton Drive. The buildings are centrally located on the site with parking and drive aisles located around the buildings. More specifically, the proposed mini-warehouse is located on the eastern half of the project site and the retail buildings are located on the western half of the site. The development has frontage along Buffalo Drive, Grand Teton Drive, and Tioga Way. Buffalo Drive and Grand Teton Drive are arterial streets and Tioga Way is a local street. The fast food restaurant service windows are approved along the west side of the buildings with queuing located to the north and west and retail building (subsequently approved for a daycare facility). Access to the site is provided by a driveway from Buffalo Drive and a driveway from Grand Teton Drive. Access gates to the mini-warehouse facility are located within the interior of the site beyond the customer parking area.

Landscaping

The approved plans depict minimum 15 foot wide landscape areas with detached sidewalks along each of the streets that are adjacent to the site. The landscape areas adjacent to Buffalo Drive and Grand Teton Drive depict 1 row of trees where Figure 30.64-17 requires 2 off-set rows of trees. The approved plans depict a 20 foot wide landscape area consisting of 2 off-set rows of Evergreen trees located along the northern boundary of the site. Additional landscape areas are located within the parking area and adjacent to the buildings. The site provides an 8 foot high wall along the north property line and a 6 foot high wrought iron fence along the east property line. The approved site design complies with a previous condition of approval requiring a 3 foot high decorative CMU pony wall along Grand Teton Drive.

Elevations

The previously approved mini-warehouse is a 2 story building with a maximum height of 29 feet. The building ranges in height from 25 feet to 29 feet at its highest point. The approved building has unified and consistent modern architecture with different surface planes and building height variations. The materials include EIFS concrete panel walls with varying color schemes. Accents consist of recessed lines, glazed window accents, and metal roll-up doors on the east and west sides of the building. The fast food restaurant building was approved with 1 story. The approved exterior building materials consist of EIFS concrete panel walls with varying color schemes, fiber cement panel accents, decorative metal awnings, and aluminum window treatments. The roofs of the buildings are flat with parapet walls at various heights. The west elevations of the fast food restaurant are approved with drive-thru pick-up window.

Floor Plan

The approved mini-warehouse building totals 98,564 square feet with storage units of various sizes. The office is located in the southwest portion of the building which consists of leasing office area, managers unit, and restroom. The units range in size from 25 square feet to 300 square feet. The approved floor plan for the 2 retail pad sites total 10,400 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0864:

Current Planning

- 8 foot wall along Tioga Way tapered to allow line of sight transition to Grand Teton Drive;
- Final façade design for all buildings to be coordinated with neighbors and approved through an Administrative Design Review application;
- Trucks shall be stored behind the gates at all times;
- No businesses open past 11:00 p.m.;
- No speaker/squawk boxes to be operated past 10:00 p.m.;
- Site infrastructure to be completed first;
- Provide 3 smaller trees in front of the vehicle rental area between the proposed trees along Grand Teton Drive;
- Provide a 6 foot high decorative block wall along the east property line behind the landscape buffer;
- Design review as a public hearing for lighting and signage;
- Design review as a public hearing for significant changes to the plans;
- Enter into a Development Agreement prior to any permits to mitigate impacts of the project including any issues identified by the Board of County Commissioners;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include an additional 5 feet for Grand Teton Drive;
- 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;
- Right-of-way for Buffalo Drive to remain at a minimum of 50 feet to accommodate dual left turn lanes.
- Applicant is advised that the installation of detached sidewalks may 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; that enhance paving within the right-of-way and public easements can only consist of colored asphalt or colored concrete; that the back of curb radius at Grand Teton Drive and Tioga Way must be 30 feet; 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.

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 to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and to show on-site fire lane, turning radius, and turnarounds.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 125-10-405-006; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sewer connection requests to inquire with the City of Las Vegas to see if the city has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

Applicant's Justification

The applicant indicates that they have made significant progress with the civil improvements (PW-21-20139) which are submitted and awaiting approval from Public Works and building plans (BD-21-55274) are awaiting Building Department approval.

Prior Land Use Requests

Application Number	Request	Action	Date
DA- 22-900086	Development Agreement	Approved /Denied by BCC	May 18, 2022
DR-21-0130	Daycare facility and final façade design for a retail center with mini-warehouse facility	Approved by BCC	May 2021
VS-20-0207	Vacated and abandoned a portion of a right-of-way being Tioga Way	Approved by BCC	June 2020
TM-20-500073	1 lot commercial subdivision	Approved by BCC	June 2020
UC-19-0864	Mini-warehouse building and vehicle rental in conjunction with a proposed retail center, waivers for alternative landscaping adjacent to arterial streets, alternative screening for outside vehicle rental, modified driveway design standards, and reduced driveway distances from the intersection	Approved by BCC	December 2019
ET-19-400131 (Nzc-0511-12)	Fourth extension of time to reclassify 3.5 acres to C-1 zoning from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2019
WC-18-400177 (Nzc-0511-12)	Waived conditions for a zone change for the following, applicant shall construct a block wall on the projects north and east property line, constructed an intense landscape buffer, vacated Tioga Way and Pioneer Way, and a right-of-way dedication	Approved by BCC	October 2018
WS-18-0471	Waivers for alternative landscaping and allowed alternative commercial driveway geometrics with a design review for a retail center	Approved by BCC	October 2018
Nzc-0511-12 (ET-0147-17)	Third extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2017
Nzc-0511-12 (ET-0133-16)	Second extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	November 2016
Nzc-0511-12 (ET-0098-14)	First extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	October 2014
Nzc-0511-12	Reclassified 11.6 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2012

Application Number	Request	Action	Date
VS-0219-09	Vacated and abandoned a portion of right-of-way being Monte Cristo Way located between Grand Teton Drive and Ackerman Avenue	Approved by BCC	May 2009
DA-1053-06	Development Agreement - expired	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential
South	City of Las Vegas	C-V	Arbor View High School
East	City of Las Vegas	R-1	Single family residential
West	City of Las Vegas	R-PD4	Single family residential

Related Applications

Application Number	Request
ET-22-400049 (NZN-0511-12)	An extension of time to reclassify remaining 3.5 acres to C-1 zoning for a retail center is a companion item on this agenda.
ET-22-400051 (DR-21-0130)	An extension of time for design reviews for a retail center with a mini-warehouse building and vehicle rental is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Since the last approval in 2019, the applicant has pursued changes to the site design and submitted construction documents for site development. The development of this property for commercial uses is consistent with the recently updated planned land use and zoning. Therefore, staff can support this extension request. Staff notes that this application is now Code compliant with the finished grade design review.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until October 3, 2024 to complete (to match expiration date with DR-21-0130).
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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: DXD SS F1 LAND, LLC

CONTACT: ALEXIS HARRIS, 520 S. 4TH ST, 2ND FLOOR, LAS VEGAS, NV 89101



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-19-0804</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400050</u> DATE FILED: <u>3/30/2022</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LM</u> TAB/CAC DATE: <u>5/10/2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/10/2022</u> FEE: <u>\$300</u>
	PROPERTY OWNER NAME: <u>Grand Teton Mini Storage Partners, LLC</u> ADDRESS: <u>5105 S Durango Drive, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-265-6800</u> CELL: _____ E-MAIL: <u>meservey@gostorageone.com</u>
	APPLICANT NAME: <u>DXD SS F1 Land, LLC</u> ADDRESS: <u>1718 Central Ave, SW, Suite B</u> CITY: <u>Albuquerque</u> STATE: <u>NM</u> ZIP: <u>87104</u> TELEPHONE: <u>864-415-2036</u> CELL: _____ E-MAIL: <u>james.hamilton@dxd.capital</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>David T. Brown, Esq.</u> ADDRESS: <u>520 S. 4th Street, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-580-7725</u> CELL: _____ E-MAIL: <u>dbrown@brownlawlv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-10-405-006, 125-10-405-007, & 125-10-405-008

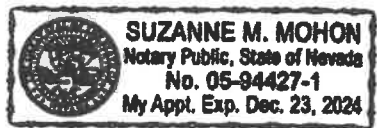
PROPERTY ADDRESS and/or CROSS STREETS: Grand Teton & Buffalo

PROJECT DESCRIPTION: Extension of time for use permits project of regional significance; mini warehouse, + vehicle rental

(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)* James Meservey
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2-25-22 (DATE)
 By James Meservey
 NOTARY PUBLIC: Suzanne M. Mohon



*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.

1 of 2



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">UC-19-0064</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: _____ DATE FILED: _____</p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: _____ TAB/CAC DATE: _____</p> <p>PC MEETING DATE: <u>see page</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: _____</p>
	PROPERTY OWNER	<p>NAME: <u>Teton Capital Management</u></p> <p>ADDRESS: <u>3755 Breakthrough Way, Suite 250</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-405-3102</u> CELL: _____</p> <p>E-MAIL: <u>jkennedy@JAKREC.com</u></p>
	APPLICANT	<p>NAME: <u>DXD SS F1 Land, LLC</u></p> <p>ADDRESS: <u>1718 Central Ave, SW, Suite B</u></p> <p>CITY: <u>Albuquerque</u> STATE: <u>NM</u> ZIP: <u>87104</u></p> <p>TELEPHONE: <u>864-415-2036</u> CELL: _____</p> <p>E-MAIL: <u>james.hamilton@dxd.capital</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>David T. Brown, Esq.</u></p> <p>ADDRESS: <u>520 S. 4th Street, 2nd Floor</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u></p> <p>TELEPHONE: <u>702-580-7725</u> CELL: _____</p> <p>E-MAIL: <u>dbrown@brownlawlv.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 125-10-405-006, 125-10-405-007, & 125-10-405-008

PROPERTY ADDRESS and/or CROSS STREETS: Grand Teton & Buffalo

PROJECT DESCRIPTION: Extension of Time for use permits project of regional significance; mini-warehouse building; and vehicle rental

(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.

Teton 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 February 28, 2022 (DATE)
By Joseph A. Kennedy

KOTARY PUBLIC: Jennifer Ferguson

Jennifer Ferguson
Notary Public, State of Nevada
My Commission Expires: 07-25-23
Certificate No: 63-83741-1

*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.

LAW OFFICE

Brown, Brown & Premsrirut

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

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

February 28, 2022

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

RE: Justification Letter – Extension of Time – (UC-19-0964)
Project Name: Teton Capital Management, LLC & Grand Teton Mini Storage Partners -
Grand Teton & Buffalo
Assessor's Parcel #s: 125-10-405-006, 125-10-405-007, 125-10-405-008

To Whom it May Concern,

On behalf of our clients, Teton Capital Management, LLC and Grand Teton Mini Storage Partners, LLC please accept this letter for a request for an extension of time on (UC-19-0964) for 1) a project of regional significance; 2) mini-warehouse building; and 3) vehicle rental on 3.4 acres in a C-1 zone. The project is located on the north of Grand Teton and the east side of Buffalo.

The application was originally approved by the Clark County Board of Commissioners on December 18, 2019 and expired on December 18, 2021 due to extenuating circumstances. This application lapsed by accident and upon discovery of the error the parties have moved promptly in this request. This project is a joint venture with the two named entities and the deadline for the extension was calendared improperly on accident. Both the design review (DR-21-0130) and zone change (NZN-0511-12) are in good standing until October. We are requesting an extension of time and having all three applications have concurrent expiration dates.

The applicants faced substantial delays caused by COVID and coordinating was more complicated than usual because these are essentially two separate projects, but they were instructed to build both at once. The applicants have made significant progress and are moving forward. The Civil Improvement Plans (Filing #PW21-20139) have been drawn and submitted on December 20, 2021. Building plans (PAC#BD21-55274) were submitted on November 4, 2021.

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AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

Very truly yours,

BROWN, BROWN & PREMSRIRUT

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David T. Brown

COMMERCIAL DEVELOPMENT
(TITLE 30)

BUFFALO DR/GRAND TETON DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400051 (DR-21-0130)-TETON CAPITAL MANAGEMENT, LLC:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) a proposed daycare facility; and 2) final façade design for an approved retail center with a mini-warehouse building on 3.4 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-10-405-006 through 125-10-405-008

LAND USE PLAN:

LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8020 N. Buffalo Drive
- Site Acreage: 3.4
- Project Type: Commercial development
- Number of Stories: 1 & 2
- Building Height (feet): Up to 29
- Square Feet: 11,100 (daycare facility)/3,200 (restaurant w/ drive-thru)/49,066 (mini-warehouse footprint)
- Parking Required/Provided: 61/66

Site Plans

The approved plans depict an 11,100 square foot daycare facility. The daycare facility has outdoor play areas on the east and west sides of the building. Additionally, the approved driveway along Buffalo Drive has been moved farther north which increases the distance of the driveway from the road intersection.

All the approved buildings are centrally located on the site, with parking and drive aisles located around the buildings. More specifically, the approved mini-warehouse is located on the eastern half of the project site and the daycare facility and restaurant with drive-thru are located on the

western half of the site. The development has frontage along Buffalo Drive, Grand Teton Drive, and Tioga Way. Buffalo Drive and Grand Teton Drive are arterial streets and Tioga Way is a local street. The fast food restaurant, which is adjacent to Buffalo Drive, has service windows along the west side of the buildings with queuing located to the north and west of the building. Access to the site is provided by a driveway from Buffalo Drive and a driveway from Grand Teton Drive. Access gates to the mini-warehouse facility are located within the interior of the site beyond the customer parking area.

Landscaping

The approved plans depict street landscaping with a 15 foot wide landscape areas with detached sidewalks along each of the streets that are adjacent to the site. The plans also approved a 20 foot wide landscape area consisting of 2 off-set rows of Evergreen trees located along the northern boundary of the site. Additional landscape areas are located within the parking area and adjacent to the buildings. The site provides an 8 foot high wall along the north property line and a 6 foot high wrought iron fence along the east property line. Additionally, the site design complies with a previous condition of approval requiring a 3 foot high decorative CMU pony wall along Grand Teton Drive. The approved outdoor play areas on the east and west sides of the daycare building include 4,236 square feet and 2,889 square feet respectively.

Elevations

The previously approved facades of the buildings have been designed to be more harmonious with the neighborhood and will have less of a modern commercial appearance. The mini-warehouse is a 2 story building with a maximum height of 29 feet. The building ranges in height from 25 feet to 29 feet at its highest point. The approved building has unified and consistent architecture with different surface planes and building height variations. The materials include EIFS concrete panel walls, aluminum glazed window treatments with neutral color schemes and cultured stone accents. The fast food restaurant and daycare facility are 1 story and range in height from 22.5 feet to 26 feet and will be similar in design. The exterior building materials consist of EIFS concrete panel walls, aluminum window treatments with neutral color schemes and cultured stone accents. The roofs of the buildings are flat with parapet walls at various heights. The west elevations of the fast food restaurant and daycare building show a drive-thru window. The outdoor play areas have playground equipment with covered canopies approximately 12 feet high.

Floor Plan

The approved mini-warehouse building totals 98,564 square feet with storage units of various sizes. The office is in the southwest portion of the building which consists of leasing office area, managers unit, and restroom. The units range in size from 25 square feet to 300 square feet. The floor plan for the restaurant pad sites total 3,200 square feet. The plans indicate that the buildings will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenant. The floor plan for the daycare facility totals 11,100 square feet and consists of multiple classrooms, a multi-purpose room, lobby, offices, staff area, kitchen, and restrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-21-0130:

Current Planning

- Until October 3, 2022 to complete;
- Enter into a Development Agreement prior to any permits to mitigate impacts of the project including any issues identified by the Board of County Commissioners.
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include an additional 5 feet for Grand Teton Drive;
- 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;
- Right-of-way for Buffalo Drive to remain at a minimum of 50 feet to accommodate dual left turn lanes.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Applicant is advised to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features (24 foot wide access lanes required including behind storage building); submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

Applicant's Justification

The applicant indicates that they have made significant progress with the civil improvements (PW-21-20139) which are submitted and awaiting approval from Public Works and building plans (BD-21-55274) are awaiting Building Department approval.

Prior Land Use Requests

Application Number	Request	Action	Date
DA- 22-900086	Development Agreement	Approved/ Denied by BCC	May 18, 2022
DR-21-0130	Daycare facility and final façade design for a retail center with mini-warehouse facility	Approved by BCC	May 2021
VS-20-0207	Vacated and abandoned a portion of a right-of-way being Tioga Way	Approved by BCC	June 2020
TM-20-500073	1 lot commercial subdivision	Approved by BCC	June 2020
UC-19-0864	Mini-warehouse building and vehicle rental in conjunction with a proposed retail center, waivers for alternative landscaping adjacent to arterial streets, alternative screening for outside vehicle rental, modified driveway design standards, and reduced driveway distances from the intersection	Approved by BCC	December 2019
ET-19-400131 (Nzc-0511-12)	Fourth extension of time to reclassify 3.5 acres to C-1 zoning from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2019
WC-18-400177 (Nzc-0511-12)	Waived conditions for a zone change for the following, applicant shall construct a block wall on the projects north and east property line, constructed an intense landscape buffer, vacated Tioga Way and Pioneer Way, and a right-of-way dedication	Approved by BCC	October 2018
WS-18-0471	Waivers for alternative landscaping and allowed alternative commercial driveway geometrics with a design review for a retail center	Approved by BCC	October 2018
Nzc-0511-12 (ET-0147-17)	Third extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2017
Nzc-0511-12 (ET-0133-16)	Second extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	November 2016
Nzc-0511-12 (ET-0098-14)	First extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	October 2014
Nzc-0511-12	Reclassified 11.6 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2012
VS-0219-09	Vacated and abandoned a portion of right-of-way being Monte Cristo Way located between Grand Teton Drive and Ackerman Avenue	Approved by BCC	May 2009
DA-1053-06	Development Agreement - expired	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	City of Las Vegas	C-V	Arbor View High School
East	City of Las Vegas	R-1	Single family residential
West	City of Las Vegas	R-PD4	Single family residential

Related Applications

Application Number	Request
ET-22-400049 (NZC-0511-12)	An extension of time to reclassify remaining 3.5 acres to C-1 zoning for a retail center is a companion item on this agenda.
ET-22-400050 (UC-19-0864)	An extension of time for a project of regional significance for a mini-warehouse and vehicle rental facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Since the last approval in 2019, the applicant has pursued changes to the site design and submitted construction documents for site development. The development of this property for commercial uses is consistent with the recently updated planned land use and zoning. Therefore, staff can support this extension 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Until October 3, 2024 to complete.

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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: DXD SS F1 LAND, LLC

CONTACT: ALEXIS HARRIS, 520 S. 4TH ST, 2ND FLOOR, LAS VEGAS, NV 89101



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET) DR-21-0130 _____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>ET-22-400051</u> DATE FILED: <u>3/30/2022</u></p> <p>PLANNER ASSIGNED: <u>LMA</u></p> <p>TAB/CAC: <u>LMA</u> TAB/CAC DATE: <u>5/10/2022</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>6/18/2022</u></p> <p>FEE: <u>\$300-</u></p>
	PROPERTY OWNER	<p>NAME: <u>Grand Teton Mini Storage Partners, LLC</u></p> <p>ADDRESS: <u>5105 S Durango Drive, Suite 100</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u></p> <p>TELEPHONE: <u>702-265-6800</u> CELL: _____</p> <p>E-MAIL: <u>meservey@gostorageone.com</u></p>
	APPLICANT	<p>NAME: <u>DXD SS F1 Land, LLC</u></p> <p>ADDRESS: <u>1718 Central Ave, SW, Suite B</u></p> <p>CITY: <u>Albuquerque</u> STATE: <u>NM</u> ZIP: <u>87104</u></p> <p>TELEPHONE: <u>864-415-2036</u> CELL: _____</p> <p>E-MAIL: <u>james.hamilton@dxd.capital</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>David T. Brown, Esq.</u></p> <p>ADDRESS: <u>520 S. 4th Street, 2nd Floor</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u></p> <p>TELEPHONE: <u>702-580-7725</u> CELL: _____</p> <p>E-MAIL: <u>dbrown@brownlawlv.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 125-10-405-006, 125-10-405-007, & 125-10-405-008

PROPERTY ADDRESS and/or CROSS STREETS: Grand Teton & Buffalo

PROJECT DESCRIPTION: 1. Extension of time for design rev. 1. Proposed daycare 2. design approved retail center with mini-warehouse

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

James Meservey
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2-25-22 (DATE)

By James Meservey

NOTARY PUBLIC: Suzanne M. Mohon



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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) DR-21-0130 (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: <u>see post</u> BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Teton Capital Management</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>
	APPLICANT NAME: <u>DXD SS F1 Land, LLC</u> ADDRESS: <u>1718 Central Ave, SW, Suite B</u> CITY: <u>Albuquerque</u> STATE: <u>NM</u> ZIP: <u>87104</u> TELEPHONE: <u>864-415-2036</u> CELL: _____ E-MAIL: <u>james.hamilton@dxd.capital</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>David T. Brown, Esq.</u> ADDRESS: <u>520 S. 4th Street, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-580-7725</u> CELL: _____ E-MAIL: <u>dbrown@brownlawlv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-10-405-006, 125-10-405-007, & 125-10-405-008

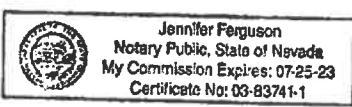
PROPERTY ADDRESS and/or CROSS STREETS: Grand Teton & Buffalo

PROJECT DESCRIPTION: Extension of Time for design review 1. proposed daycare; and 2. design approved retail center with mini-warehouse

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

Property Owner (Signature) [Signature]
 STATE OF Nevada
 COUNTY OF CLARK
 Teton Capital Management, LLC
 By: Joseph A. Kennedy, Manager
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON February 28, 2022 (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.

2 of 2

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563

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EMAIL: dbrown@brownlawlv.com

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

February 28, 2022

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

CIVIL
ENGINEERING

RE: Justification Letter – Extension of Time – (DR-21-0130)

**Project Name: Teton Capital Management, LLC & Grand Teton Mini Storage Partners -
Grand Teton & Buffalo**

Assessor's Parcel #: 125-10-405-006, 125-10-405-007, 125-10-405-008

To Whom it May Concern,

On behalf of our clients, Teton Capital Management, LLC and Grand Teton Mini Storage Partners, LLC please accept this letter for a request for an extension of time on (DR-21-0130) for 1) a proposed daycare facility; and 2) final façade design for an approved retail center with a mini-warehouse building on 3.4 acres in a C-1 zone. The project is located on the north side of Grand Teton and the east side of Buffalo.

The application was originally approved by the Clark County Board of Commissioners on May 5, 2021 and required the completion of the project on or before October 3, 2022. This project is a joint venture with the two named entities and the parties are moving forward with the project. Both the design review (DR-21-0130) and zone change (NZN-0511-12) are in good standing until October, but the conditional use permit (UC-19-0864) expired in December. We are requesting an extension of time on all three and having all three applications have concurrent expiration dates.

The applicants faced substantial delays caused by COVID and coordinating was more complicated than usual because these are essentially two separate projects, but they were instructed to build both at once. The applicants have made significant progress and are moving forward. The Civil Improvement Plans (Filing #PW21-20139) have been drawn and submitted on December 20, 2021. Building plans (PAC#BD21-55274) were submitted on November 4, 2021.

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

Very truly yours,

BROWN, BROWN & PREMSRIRUT

A handwritten signature in cursive script, appearing to read "David T. Brown", with a long horizontal flourish extending to the right.

David T. Brown