



PARADISE TOWN ADVISORY BOARD

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

June 8, 2021

7:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary, Maureen Helm at 702-606-0747 and is/will be available on the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to bva@clarkcountynv.gov, before 5:00 pm, June 8, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board/Council Members: John Williams, Chairperson
 Susan Philipp, Vice Chairperson
 Jon Wardlaw
 Katlyn Cunningham
 Roger Haywood

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com

County Liaison(s): Blanca Vazquez 702-455-8531, bva@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

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

the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to bva@clarkcountynv.gov, before 5:00 pm, on June 8, 2021 . Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for May 25, 2021. (For possible action)
- IV. Approval of the Agenda for June 8, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:**
HOLDOVER USE PERMITS for the following: 1) restaurants; 2) retail sales and services; and 3) offices.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEW for a commercial building consisting of 2 restaurants with drive-thru service on 1.2 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South, 820 feet north of Sunset Road within Paradise. MN/al/jd (For possible action) **PC 6/15/21**
 - 2. **WS-21-0232-BRAVO EDWARD & ROXANNE XIPE-TOTED:**
WAIVER OF DEVELOPMENT STANDARDS to allow an existing solid screen wall in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the east side of McLeod Drive, 175 feet south of Twain Avenue within Paradise. TS/jor/jo (For possible action) **PC 7/6/21**
 - 3. **WS-21-0242-OR BAMIDBAR CORPORATION:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) reduced building separation.
DESIGN REVIEW for a dormitory in conjunction with an existing place of worship (synagogue) on 0.9 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Emerson Avenue, 1,100 feet east of Topaz Street within Paradise. TS/jor/jo (For possible action) **PC 7/6/21**

4. **VS-21-0247-BARAJAS, JAVIER G. & CLAUDIA R.:**
VACATE AND ABANDON easements of interest to Clark County located between Twain Avenue and Viking Road, and between McLeod Drive and Topaz Street and a portion of a right-of-way being McLeod Drive located between Twain Avenue and Viking Road within Paradise (description on file). TS/jvm/jd (For possible action) **BCC 7/7/21**

5. **WS-21-0248-BARAJAS, JAVIER G. & CLAUDIA R.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow lots to front a collector street (McLeod Drive); 2) allow attached sidewalk; and 3) increased wall height.
DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade on 3.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/jvm/jd (For possible action) **BCC 7/7/21**

6. **TM-21-500064-BARAJAS, JAVIER G. & CLAUDIA R.:**
TENTATIVE MAP consisting of 12 lots and common lots on 3.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/jvm/jd (For possible action) **BCC 7/7/21**

7. **WS-21-0251-VIKING ROAD, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for intersection off-set.
DESIGN REVIEWS for the following: 1) for a single family residential subdivision; and 2) finished grade on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise. TS/sd/jd (For possible action) **BCC 7/7/21**

8. **TM-21-500066-VIKING ROAD, LLC:**
TENTATIVE MAP consisting of 21 residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise. TS/sd/jd (For possible action) **BCC 7/7/21**

9. **WS-21-0231-SG ISLAND PLAZA LLC, ET AL & NAKASH SHOWCASE II, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall sign area.
DESIGN REVIEW for modification to an approved comprehensive sign package on a 0.7 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/jor/jo (For possible action) **BCC 7/7/21**

VII. General Business

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

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to bva@clarkcountynv.gov, before 5:00 pm, June 8 ,2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- IX. Next Meeting Date: June 29, 2021

- X. Adjournment.

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

Names of Locations

Paradise Community Center- 4775 McLeod Dr.

Clark County Library- 1401 E. Flamingo Rd.

Sunset Park- 2601 E. Sunset Rd.

Fire Station 38- 1755 Silver Hawk Ave

<https://notice.nv.gov>

RESTAURANT
(TITLE 30)

UPDATE
LAS VEGAS BLVD S/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:

HOLDOVER USE PERMITS for the following: 1) restaurants; 2) retail sales and services; and 3) offices.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking, 2) landscaping; and 3) alternative driveway geometrics.

DESIGN REVIEW for a commercial building consisting of 2 restaurants with drive-thru service on 1.2 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone.

Generally located on the west side of Las Vegas Boulevard South, 820 feet north of Sunset Road within Paradise. MN/al/jd (For possible action)

RELATED INFORMATION:

APN:
162-32-802-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce parking to 26 spaces (previously notified as 22 spaces) with initial construction where a minimum of 36 spaces (previously notified as 27 spaces) are required per Table 30.60-1 (a 27.8% reduction previously notified as an 18.5% reduction).
- b. Reduce parking to 20 spaces due to future off-site improvements for Las Vegas Boulevard South where a minimum of 27 spaces are required per Table 30.60-1 (an 25.9% reduction) (no longer needed).
2. a. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
- b. Permit alternative landscaping adjacent to Las Vegas Boulevard South where landscaping per Figure 30.64-17 is required.
3. Reduce driveway throat depth to zero feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6214 Las Vegas Boulevard South
- Site Acreage: 1.2
- Project Type: Restaurants
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: **3,442**
- Parking Required/Provided: **35/26**

Site Plans

The plans depict a commercial building that will be divided into 2 lease spaces with the intent for the building to be used for separate restaurants. **The lease spaces will be divided between the northern and southern portions of the building with the lease space on the southern portion of the building having a drive-thru service.** The use permit requests for retail sales, services, and offices will allow options for future tenants. The lot currently has an area of 1.2 acres; however, the eastern (approximately) 200 feet of the parcel will be part of the future right-of-way dedication for Las Vegas Boulevard South, therefore, the proposed building will be located on the central portion of the western half of the parcel. Access to the site will be provided by proposed driveways from Las Vegas Boulevard South. There will also be a shared access with the existing development to the north and a future shared access for the parcel to the south. Parking for the proposed building is located along the west and south property lines of the parcel and to the east in front of the proposed building. **The drive-thru service for the southern lease space is entered at the northwest corner of the building traveling along the west and south sides of the building and exiting into the common drive aisle along the south side of the building. The menu and order board for the drive-thru service is located at the southwest corner of the building and the pick-up window is located on the southeast corner of the building.** Based on the plans there is queuing for about 2 vehicles from the entrances to the drive-thru service lanes to the menu and order boards.

Waiver of development standards #1b is no longer required due to the submittal of revised plans which eliminates the need for the waiver. Waiver of development standards #3 is in conjunction with future off-site improvements when Las Vegas Boulevard South is fully improved. The plan depicts the future driveway location when Las Vegas Boulevard South is widened. There are no immediate plans to improve this portion of Las Vegas Boulevard South, and it could be several years before changes would take place to the driveway and parking lot.

Landscaping

Las Vegas Boulevard South is an arterial street, and per Code, a 15 foot wide landscape area with a detached sidewalk is required for the site. The plans depict an attached sidewalk within the right-of-way for Las Vegas Boulevard South, which matches the existing development to the north. The plan is depicting a minimum **6 foot** wide landscape area along Las Vegas Boulevard South consisting of trees, shrubs, and groundcover. Landscaping within the parking lot is required per Figure 30.64-14, which requires 1 large tree per every 6 parking spaces, or 1

medium tree per every 4 parking spaces, or a combination of large or medium trees. The plan is depicting a combination of large, medium, and small trees on the site and the proposed combination does not comply with the required number of large and/or medium trees needed for the 26 parking spaces.

Elevations

The plans depict a 1 story building with a maximum height of 25 feet. The building has a flat roof behind parapet walls and the exterior of the building has a stucco finish painted in natural colors. The front of the building faces east toward Las Vegas Boulevard South, and the entrances to the lease spaces consist of aluminum and glass storefronts.

Floor Plans

The plans depict a commercial building with an area of 3,442 square feet to be divided into 2 lease spaces for separate restaurants. The floor plan indicates that the northern lease space will have an area of 2,170 square feet and the southern lease space will have an area of 1,272 square feet. The remaining 70 square feet is for a utility area for the building. **The plan depicts 313 square feet of the northern lease space designated for customer seating and 175 square feet of the southern lease space designated for customer seating.**

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development will benefit the community and will help to improve the appearance of the area. The planned primary use for the proposed building is for restaurants with most of the business for the southern lease spaces being from the drive-thru service. **Therefore, the 36 parking spaces required by Code will be excessive for the location and the proposed 26 parking spaces will be adequate for the restaurants.** The landscaping waivers are necessary because of the limited street frontage of the parcel, the design of the driveways to access the site, the drive aisle for on-site traffic circulation, and an existing drainage swale which reduces the available planting area. The proposed landscaping for the site was designed around these site constraints.

Prior Land Use Requests

Application Number	Request	Action	Date
RS-20-500129	Record of survey for Las Vegas Boulevard South - recorded November 10, 2020	Approved PW Mapping	November 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	H-1	Convenience store, gasoline station, & restaurant
South & West	Industrial	M-1	Storage yard
East	Public Facilities	P-F	McCarran International Airport

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

The intended use of the site is for restaurants with drive-thru service. The use permit requests for retail sales, services, and offices are to allow for possible alternative uses for the lease spaces depending on demand of future tenants. All these uses are consistent and compatible with other developments in the area. Staff finds the uses are appropriate at the proposed location and can support the use permits.

Waivers of Development Standards

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

Waiver of Development Standards #1a

The applicant is stating that the intended use for the site is fast food restaurants where most of the business will be provided by the drive-thru service for the southern lease space. Based on this premise the applicant is requesting a waiver of development standards to reduce parking for the site. There are some restaurant businesses which do most of their business via drive-thru service and can operate with fewer parking spaces than required by Code. However, staff finds that the applicant has not provided sufficient justification to support their request. The plans depict 2 lease spaces for restaurants within the building with only 1 lease space providing a drive-thru service. Staff finds the site is not large enough to support the proposed development adequately for parking and on-site circulation. Therefore, staff does not support the parking reduction.

Waiver of Development Standards #1b

Revised plans were submitted for this project and this waiver is no longer needed.

Waiver of Development Standards #2a & #2b

The width of the lot, future right-of-way dedication for Las Vegas Boulevard South, and the existing drainage swale are all unique circumstances for this site. Similar waivers for the alternative landscaping along Las Vegas Boulevard South have been approved for other developments in the area. McCarran International Airport is located across the street from this

site and no landscaping has been provided along this portion of Las Vegas Boulevard South for the airport. The existing development on the adjacent property to the north has similar parking lot landscaping to the proposed development. Therefore, staff finds the proposed landscaping will be consistent and compatible with existing developments in this area and can support these waivers.

Design Review

Staff is concerned with the proposed design of the building and the drive-thru service lane. Staff finds there is insufficient stacking distance between the entrance to the drive-thru service lane and the menu and order board. There is the potential for vehicles queuing into the drive-thru lane blocking the drive aisle and impeding on-site traffic circulation. Additionally, staff does not support the proposed parking reduction, which is necessary due to the size of the proposed building. Therefore, staff believes this site is not large enough to safely accommodate 2 restaurants and does not support the design review.

Public Works - Development Review

Waiver of Development Standards #3

The applicant is required to dedicate to Clark County their proportionate share of a 200 foot wide right-of-way on Las Vegas Boulevard South according to Title 30 and the Clark County Transportation Element. Until the Las Vegas Boulevard South improvements occur, staff has no objection to the reduction in the throat depth for the commercial driveway. The applicant was made aware that as designed, the functionality of the site will be impacted when Las Vegas Boulevard South is fully improved.

Department of Aviation

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

More importantly, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of no hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B]).

The property lies within the AE-70 (70 - 75 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of the use permits, waivers of development standards #2a, #2b, and #3; denial of waiver of development standards #1a and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- **Once the use has commenced there shall be no time limit to commence waiver of development standards #3;**
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Coordinate with Public Works - Traffic Management for the Las Vegas Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Las Vegas Boulevard improvement project.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- 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 (trash enclosure doors impede on access lane).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0335-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

PLANNING COMMISSION ACTION: April 6, 2021 – HELD – To 05/04/21 – per the applicant.

PLANNING COMMISSION ACTION: May 4, 2021 – HELD – To 06/15/21 – per the applicant.

APPLICANT: PHOENIX REALTY HOLDINGS, LLC

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

SCREENING
(TITLE 30)

MCLEOD DR/TWAIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0232-BRAVO EDWARD & ROXANNE XIPE-TOTED:

WAIVER OF DEVELOPMENT STANDARDS to allow an existing solid screen wall in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the east side of McLeod Drive, 175 feet south of Twain Avenue within Paradise. TS/jor/jo (For possible action)

RELATED INFORMATION:

APN:

162-13-710-015

WAIVER OF DEVELOPMENT STANDARDS:

Allow an existing 6 foot high solid screen wall (stucco finish) where a 5 foot high decorative fence is allowed within 15 feet of the front property line per Table 30.64-1.

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3742 McLeod Drive
- Site Acreage: 0.2
- Project Type: Screen wall with stucco finish within the front yard
- Wall Height (feet): 6

Site Plan

A variance (VC-0005-00) and a building permit (BD-02-29514) were previously approved for a 6 foot high decorative fence within the front yard of the site. The front of the home faces McLeod Drive, with the existing driveway located on the northwest corner of the parcel, and a portion of the front yard enclosed by an existing solid screen wall with a stucco finish located on the southwest corner of the site.

The decorative fence previously included CMU block at the bottom with CMU block columns with wrought-iron rods in between the columns; however, due to unforeseen safety

circumstances with trespassers on the property, the applicant modified the decorative fence by solidifying the decorative fence into a solid screen wall with a stucco finish. Furthermore, the screen wall remains 6 feet in height.

Landscaping

There is an existing grass area and a mature tree adjacent to the existing screen wall. Changes to the existing landscaping is neither required nor a part of this request.

Elevations

The submitted plans and photos show an existing 6 foot high tan colored screen wall with a stucco finish. The existing columns remain with a decorative pyramid shape at the top of each column.

Applicant's Justification

The applicant is requesting approval of the existing solid screen wall with a stucco finish for safety and security purposes. The applicant experienced trespassers on their property, and to provide a more secure area for their family, it is imperative to the applicant that the screen wall remain as is. The screen wall is still decorative and matches the existing residence.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0005-00 (ADET-0823-02)	Administrative extension of time for a 6 foot high decorative fence	Approved by ZA	January 2003
ZC-0658-00	Reclassified parcels to establish an RNP-II Overlay District within Book 162, Section 13, Blocks 1 thru 4, 7, & 8	Approved by BCC	July 2000
VC-0005-00	Increased decorative fence height to 6 feet (the top 2 feet of the wall is open)	Approved by PC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, South, & East	Residential Suburban (up to 8 du/ac)	R-1 (RNP-III)	Single family residences

Clark County Public Response Office (CCPRO)

There is an active zoning violation (CE21-01569) on the site for a 6 foot high solid wall (stucco finish) within 15 feet of the front yard of the subject parcel.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. Although staff understands the security concerns from the applicant, staff does not typically support requests to allow a solid screen wall along the property line. Lots in the area that are fronting McLeod Drive have open yards with either no fence or a decorative fence. This is the typical streetscape preferred, rather than a canyon effect that walls along the sidewalk can sometimes create

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDWARD BRAVO

CONTACT: EDWARD BRAVO, 3742 MCLEOD DR, LAS VEGAS, NV 89121



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0232</u> DATE FILED: <u>5/11/21</u> PLANNER ASSIGNED: <u>JDK</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>10/8/21</u> PC MEETING DATE: <u>7/6/21</u> BCC MEETING DATE: FEE: <u>\$775 (due to violation - CCPR0) CF 21-01569</u>
	PROPERTY OWNER NAME: <u>Edward Bravo</u> ADDRESS: <u>3742 Mchead Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89121</u> TELEPHONE: <u>702-575-5143</u> CELL: <u>702-575-5143</u> E-MAIL: <u>edwardbravo95@gmail.com</u>
	APPLICANT NAME: <u>Edward Bravo</u> ADDRESS: <u>3742 Mchead Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89121</u> TELEPHONE: <u>702-575-5143</u> CELL: <u>702-575-5143</u> E-MAIL: <u>edwardbravo95@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Edward Bravo</u> ADDRESS: <u>3742 Mchead Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89121</u> TELEPHONE: <u>702-575-5143</u> CELL: <u>702-575-5143</u> E-MAIL: <u>edwardbravo95@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-13-710-015

PROPERTY ADDRESS and/or CROSS STREETS: 3742 Mchead Dr. Las Vegas, NV. 89121

PROJECT DESCRIPTION: Exterior Wall Build

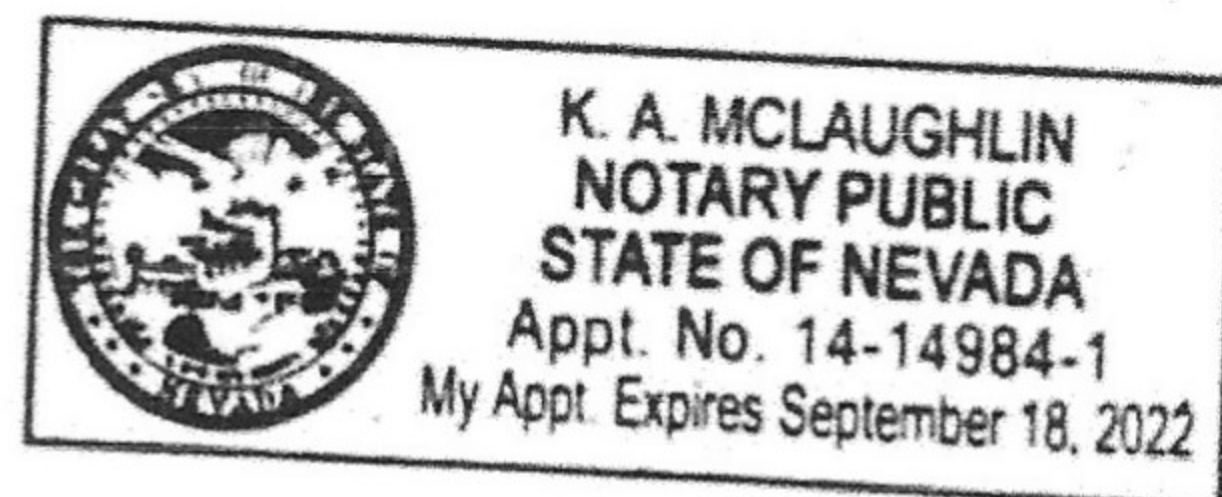
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] Property Owner (Signature)*
Edward Bravo Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON February 27, 2021 (DATE)
 By Edward Bravo

NOTARY PUBLIC: K. A. McLaughlin



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

PLANNER
COPY

WS-21-0232

Edward Bravo
3742 McLeod Dr. Las Vegas, NV. 89121
Cell: 702-575-5143
Email: Edwardbravo95@gmail.com

Justification Letter for Wall Build

On February 15th, 2020, I had an altercation with a man who was on my property at 3am in the morning. I was alerted by my dogs at this time of the presence of someone near my front door. I went outside to find a man with a power drill and metal pole on my driveway attempting to break into my wife's vehicle. I called the police and when they came, they detained the man briefly. After a short while I saw the police release the man who walked north of my street and eventually out of my sight. I asked them why they released him as he was on my property with what could be defined as burglary tools. They said that he appeared to be schizophrenic, so they ordered him to walk off the neighborhood. I pleaded with them to hold him for a psychological evaluation if they genuinely believed him to be suffering from a mental illness. They asked me to go inside until they were ready to talk to me, but they drove away.

Five days later there was a news report from in my neighborhood covered by a local news station. A man fitting the description of the man I had the altercation with was recorded by neighbors with home security cameras throwing cinder blocks through windows and glass doors. He was not caught nor apprehended by anyone.

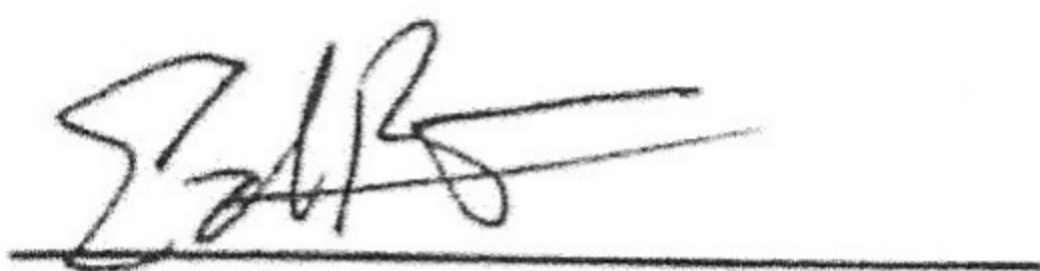
Shortly after this I closed off a short area of the wall with a gate and had my dogs sleep in the front yard at night. I also installed security cameras and motion sensor lights to watch the front of my house. Since my neighborhood sits in between 2 two busy streets, I noticed that people walk through my street often at night and would always stick their hands through my front yard bars to pet my dogs. My dogs are not friendly with strangers and would try to bite the people that would constantly stick their hands through the bars. I consulted with a contractor shortly after this started to occur. Not long after the consultation my wall was built.

I built the wall for security after realizing my 8-year-old daughter's bedroom window was just a few short paces from where this man was standing with the power drill and metal pole on the night of our altercation. Putting my dogs in the front yard presented a liability that I was not willing to take if they were to bite someone and not release them. That original height of the wall was 72 inches tall. The wall, after my modifications, remains 72 inches in height. What was changed was the metal fence portion of the wall with the same material of the pre-existing concrete pillars. The dimensions of the wall have not been altered from the original allowable 6-foot high decorative fence/concrete combination. The decorative fence portion was simply removed and finished to look like the surrounding allowable and original stucco wall finish.

Justification for Wall Build:

- 1) Security for my daughter from danger.
- 2) Protection for passersby from my dogs.

We are requesting a waiver of development standards to allow a 6-foot-high solid block wall with a stucco finish within 15 feet of the front property line, where a 6 foot high decorative fence/stucco finish wall combination is allowed per Table 30.64-1.



Edward Bravo

04/29/2021

Date

DORMITORY
(TITLE 30)

EMERSON AVE/ TOPAZ ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0242-OR BAMIDBAR CORPORATION:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) reduced building separation.

DESIGN REVIEW for a dormitory in conjunction with an existing place of worship (synagogue) on 0.9 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Emerson Avenue, 1,100 feet east of Topaz Street within Paradise. TS/jor/jo (For possible action)

RELATED INFORMATION:

APN:
162-13-219-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback of a proposed dormitory to 5 feet where 20 feet is required per Table 30.40-2 (a 75% decrease).
2. Reduce the building separation between an existing storage building and a proposed place of worship residence to 2 feet, 9 inches where 6 feet is the standard per Table 30.40-2 (a 51% decrease).

LAND USE PLAN:
WINCHESTER/PARADISE - INSTITUTIONAL

BACKGROUND:
Project Description
General Summary

- Site Address: 2991 Emerson Avenue
- Site Acreage: 0.9
- Project Type: dormitory
- Number of Stories: 2
- Building Height (feet): 26 (dormitory)/29 (existing synagogue)
- Square Feet: 4,718 (dormitory)/3,000 (existing synagogue)
- Parking Required/Provided: 33/41

Site Plan

The site plan depicts an existing place of worship (synagogue) that was previously approved via UC-1490-02. The site and access to the place of worship is located at the south end of the Emerson Avenue cul-de-sac bulb. The existing synagogue is located on the east half of the site, with an accessory storage building in the center of the parcel. Parking is located along the northern and western portions of the site. The east and south property lines are adjacent to an existing drainage channel. There is an existing 6 foot high CMU block wall with 1.5 feet of wrought iron on top of the block wall along the perimeter of the property, with an 8 foot high sliding wrought iron access gate along the northwest corner of the site. An 8 foot high CMU block wall is located along the southern property line adjacent to the drainage easement.

The applicant is proposing a dormitory on the southern half of the site, west of the existing parking spaces, and south of the synagogue and storage building. The proposed dormitory will be utilized by the synagogue staff during the weekends. It will be set back 5 feet from the southern property line (adjacent to the drainage channel), 73 feet from the west property line (nearest existing residences), 2 feet, 9 inches from the storage building to the north, 20 feet from the existing synagogue to the northeast, 45 feet from the east property line, and approximately 130 feet from the north property line.

Landscaping

There is existing landscaping on the site along the perimeter of the property. No changes are proposed to the perimeter landscaping. The submitted landscape plan shows 24 inch box trees on the west side of the proposed residence along with a variety of 5 gallon shrubs. Groundcover and rock mulch will also be located around the proposed residence.

Elevations

The elevation plans show a 2 story residence with an overall height of 26 feet. The design of the residence is modern, with neutral colored stucco walls, and an exterior staircase on the northern elevation of the building.

Floor Plans

The floor plans include bedrooms, bathrooms, and a kitchen.

Applicant's Justification

The proposed synagogue residence building is for staff to utilize during the observation of the Sabbath. The proposed residence will allow the church leader and their family to remain on-site to conduct daily prayer services. The proposed residence is architecturally compatible to the site and does not impose any impacts to the existing parking, landscaping, and existing screening.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-18-900283	Increase wall height (adding wrought iron rods to CMU block)	Approved by ZA	May 2018

Application Number	Request	Action	Date
UC-1490-02	Place of worship (synagogue)	Approved by PC	November 2002
UC-0859-98	Place of worship (synagogue) and variance for a 17% parking reduction - expired	Approved by PC	July 1998
TM-0312-96	21 lot PUD for a single family residential subdivision	Approved by PC	January 1997
UC-1968-96	Single family residential subdivision (21 lot PUD) and a place of worship, variance to reduce lot depth, reduce minimum street width, reduced parking for a place of worship, and waive the interior sidewalk requirement	Approved by PC	January 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-3	Undeveloped
South	Public Facility	R-1	Drainage easement
East	Public Facility & Office Professional	C-P & R-1	Drainage easement & undeveloped
West	Residential Suburban (up to 5 du/ac)	R-1 (RNP-III)	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

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff does not normally support reduced setback requests, however, since there is an existing 8 foot high screen wall and existing landscaping, staff can support the applicant's request. The proposed residence rear setback will not impose a negative impact to the overall site; therefore, Staff supports this request.

Waiver of Development Standards #2

The site plan shows that the storage building and proposed residence have an overall building separation of 6 feet; however, there is a proposed exterior staircase on the north elevation of the

proposed residence. Due to the exterior staircase, the building separation distance is reduced to 2 feet, 9 inches. Staff supports this request since the building separation does not negatively impact the existing buildings.

Design Review

The proposed residence is appropriate and compatible to the site. Since parking, landscaping, vehicular circulation, and existing screening will not be impacted, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: OR BAMIDBAR CHABAD

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 SOUTH FOURTH STREET, LAS VEGAS, NV 89101



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

PLANNER COPY

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 checked="" type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0242</u> DATE FILED: <u>5/12/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>June 8, 21</u> PC MEETING DATE: <u>JULY 6, 2021</u> BCC MEETING DATE: _____ FEE: <u>\$675 / \$475</u>
	PROPERTY OWNER NAME: <u>OR BAMIDBAR CORPORATION</u> ADDRESS: <u>2991 Emerson Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>(702) 369-1175</u> CELL: _____ E-MAIL: <u>orbamidbarchabad@gmail.com</u>
	APPLICANT NAME: <u>OR BAMIDBAR CHABAD c/o Rabbi Shuchat</u> ADDRESS: <u>2991 Emerson Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>(702) 369-1175</u> CELL: <u>(702) 334-5463</u> E-MAIL: <u>YShuchat@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Brown, Brown and Premsrut c/o Lora Dreja</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 598-1408</u> CELL: _____ E-MAIL: <u>Lora@Brownlawlv.com</u> REF CONTACT ID #: <u>170880</u>

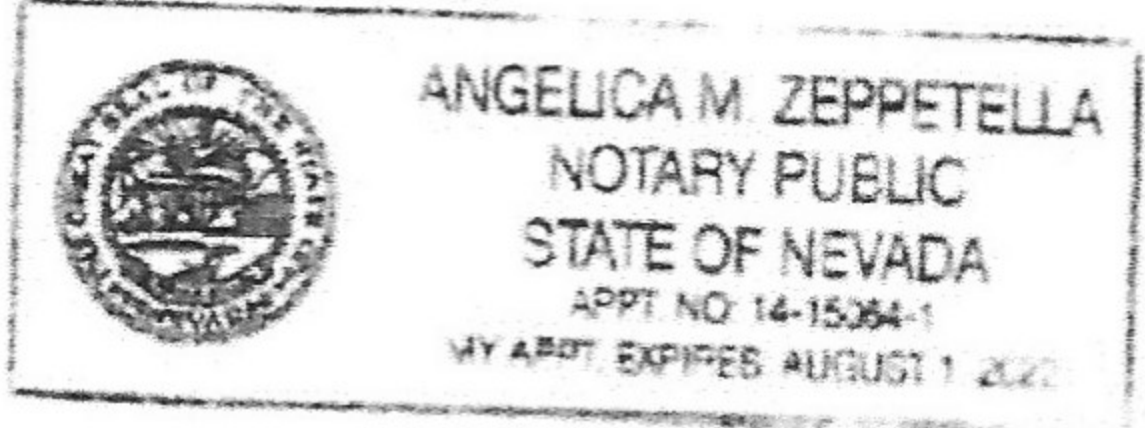
ASSESSOR'S PARCEL NUMBER(S): 162-13-219-020

PROPERTY ADDRESS and/or CROSS STREETS: 2991 Emerson Avenue

PROJECT DESCRIPTION: Design Review for Living Quarters in conjunction with Religious Institution

(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.

David Levy
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON April 7, 2021 (DATE)
 By David Levy
 NOTARY PUBLIC: Angelica M. Zeppetella



*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: jbrown@brownlawlv.com

April 19, 2021

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

WS-21-0242

PLANNER
COPY

RE: Design Review for Place of Residence located on Property holding Place of Worship Use Permit. Waiver of Development Standards Setback and Building separation. 2991 Emerson Avenue. 162-13-219-020

Dear Madam/Sir,

Our client, Or Bamidbar Chabad, operates a Synagogue that was built in 2003. It is located in a .91 acre site at the terminus of a cul de sac on the Emerson Avenue alignment as accessed from Eastern Avenue. The subject parcel shares the south property line with a 163-foot wide drainage channel to the south, the Pecos-MeLeod overpass is located approximately 200 feet to the east, the parcel fronting the north half of the cul de sac remains vacant and a 17 lot single family subdivision is adjacent to the west side of the property.

The applicant proposes a place of residence on-site as part of the existing Place of Worship use permit. The existing Temple is 3,000 square feet and 22 feet high. The proposed residence is similar in scale at and 26 feet in height, using a 2,435 SF footprint, and a 2,283 SF second story for a total 4,718 SF. The residence will be used from Friday evenings through Sunday as part of the Jewish observance of Sabbath. In the observance of the Sabbath, religious leaders and their families cannot operate vehicles. As such, the proposed residence facilitates this observance by allowing the leader and family to remain on-site to readily conduct daily prayer services.

Parking: The site has 41 existing parking spaces where the Temple mandates 30 spaces per code. This request does not impact parking as the congregation does not use vehicles during the hours the residence will be occupied. (Friday evening through Sunday morning).

Waivers of Development Standards Reduction of Rear Setback to five feet where 20 feet are required per Title 30: The building footprint is set five feet away from the drainage channel (rear) where 20 feet are required in R-1 districts. The placement will not negatively impact surrounding properties as the drainage channel is 163 feet wide. The property across the drainage channel is a remote overflow parking lot detached from a nearby professional office building. There is an eight-foot block wall to screen the proposed 26-foot tall building. This setback and scaling is therefore appropriate the surroundings.

Waivers of Development Standards to Reduce the building separation between an existing storage building and a proposed residence to 2 feet 9 inches where 6 feet is the standard per Title 30. The foot-print of the building is set 6'.7" inches south of existing storage shed. There is an external 3'10" wide staircase attached to the outer wall of the north elevation. This staircase reduces the building separation to 2'9". The staircase will be made with steel and any other decorative elements will be made of fire resistant materials.

3

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Side setback – the building footprint is 73 feet from the adjacent residential property line where five feet are needed. A six-foot block wall sits atop a nine foot scarped landscaping strip with fully mature trees placed 20 feet on center. This buffering and separation are sufficient to ensure the neighboring properties are not impacted by the new building visually or otherwise.

Front and corner setback – the building is set back more than 130 feet from the curb of the cul de sac terminus and behind a screening fence. It is not visible from the access road. The Pecos McCleod Int is the nearest roadway to the east and is approximately 400 feet away. The new building will be screened by the existing temple or otherwise not visible.

We respectfully submit that this residence is well suited to the activity on the property and will operate in a manner harmonious to the surroundings.

Thank you for your consideration in this matter.



Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

TWAIN AVE/MCLEOD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0247-BARAJAS, JAVIER G. & CLAUDIA R.:

VACATE AND ABANDON easements of interest to Clark County located between Twain Avenue and Viking Road, and between McLeod Drive and Topaz Street and a portion of a right-of-way being McLeod Drive located between Twain Avenue and Viking Road within Paradise (description on file). TS/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

162-13-303-002; 162-13-303-004 through 162-13-303-005

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

This is a request to vacate and abandon easements of interest to Clark County being 33 foot wide patent easements located along the northern, southern, and western boundaries of the site. In addition, the request includes a 5 foot by 20 foot portion of right-of-way being McLeod Drive. The applicant indicates that neither the easements or right-of-way is needed for development of the project.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0658-00	Established the RNP-III overlay district	Approved by BCC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Residential Suburban (up to 8 du/ac)	R-1 (RNP-III)	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-1	Townhomes

Related Applications

Application Number	Request
WS-21-0248	A request for waivers for wall height, access to a collector street, attached sidewalk and design review for single family residential is a companion item on this agenda.
TM-21-500064	A tentative map for a 12 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 40 feet for Twain Avenue and additional right-of-way for a 40 foot wide half street for McLeod Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>V5-21-0247</u> DATE FILED: <u>5/12/21</u>
		PLANNER ASSIGNED: <u>JUM</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>6/9/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/7/21</u> FEE: <u>\$875</u>

PROPERTY OWNER	NAME: <u>Javier G and Claudia R Barajas</u>
	ADDRESS: <u>5737 Hedgeford Court</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Signature Homes</u> Contact: <u>Rick Barron</u>
	ADDRESS: <u>801 South Rancho Drive, Suite E-4</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-671-6062</u> CELL: <u>702-498-8471</u>
	E-MAIL: <u>RickBarron@SignatureHomes.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Actus</u> Contact: <u>Kathrine Logan</u>
	ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u>
	E-MAIL: <u>Kathrine.Logan@Actus-NV.com</u> REF CONTACT ID #: <u>164876</u>

ASSESSOR'S PARCEL NUMBER(S): 162-13-303-002, 004 and 005

PROPERTY ADDRESS and/or CROSS STREETS: McLeod Drive and East Twain Road

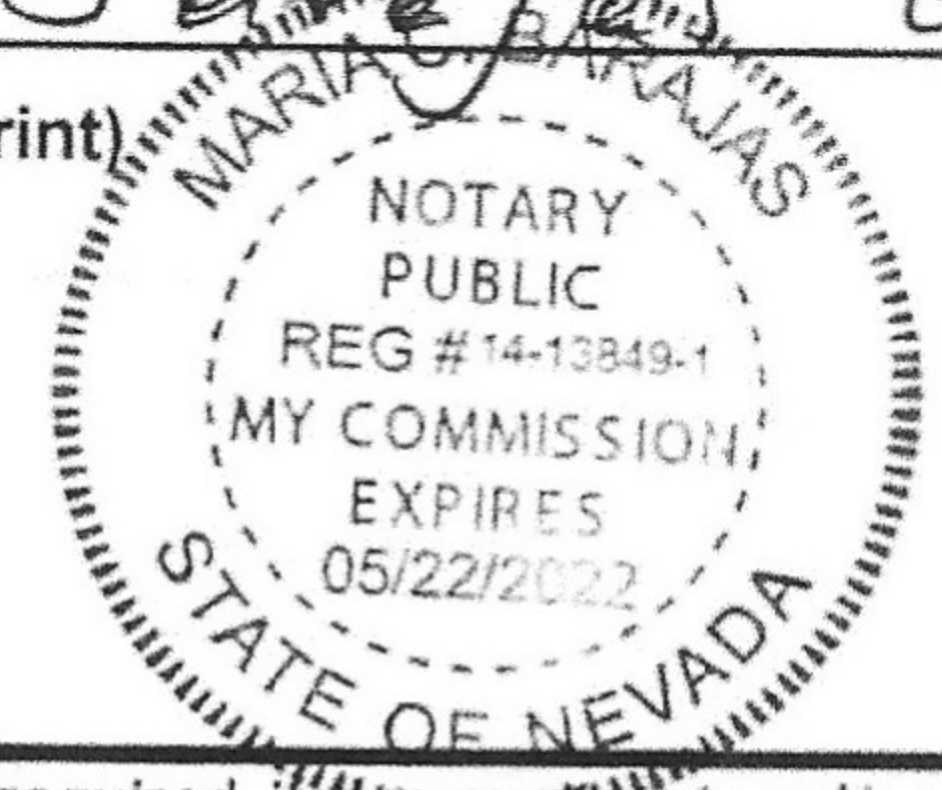
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Juan Barajas
 Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 01/27/2021 (DATE)
 By Javier Barajas

NOTARY PUBLIC: [Signature]

Javier Barajas G
 Property Owner (Print)



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com
702.792.7050

May 10, 2021

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

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

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

VIA ELECTRONIC UPLOAD

CLARK COUNTY
DEVELOPMENT SERVICES
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

VS-21-0247

Re: REVISED Justification Letter
APN: 162-13-303-002, 004 & 005

To Whom It May Concern:

Please be advised, this office represents the applicant. On behalf of the applicant, we are requesting the following applications: (1) design review for a single family home subdivision; (2) design review to increase fill; (3) waiver of development standards and (4) tentative map for property generally located near Twain Avenue and McLeod Drive and more particularly described as APN: 162-13-303-002, 004 & 005 (the "Site"). The Site is approximately 3.17 gross acres and is zoned R-1 and master planned Residential Suburban. The Site is also located within the RNP-III Overlay.

Design Review

The applicant is proposing to construct twelve (12) residential lots with a density of 3.8 dwelling units per acre. Lots 1 thru 10 will face west and will be accessed off a new private street which is off Twain Avenue. Lots 11 and 12 will front onto McLeod Drive consistent with the existing two homes that are located north of Lot 12. The applicant is proposing single and two story homes that range in square footage from 1900 sf to 3800 sf. The minimum lot size will be 7200 square feet which is in compliance with the R-1/RNP-III Overlay requirements.

We held a voluntary neighborhood meeting on February 8, 2021. There were a number of questions but overall it was acknowledged that the lots fit within the zoning and are consistent with other developments in the area. Based upon the feedback from the neighborhood meeting, we are requesting a condition that Lots 9, 10, 11 and 12 be limited to single story homes.

4

Design Review to Increase Finished Grade

Title 30 allows for finished grade to be increased up to 18 inches (Title 30.32.040(a)(9)). In this case, the applicant is asking to increase grade up to 36 inches in certain areas to accommodate drainage issues

Waiver of Development Standards

The first waiver of development standards is to allow for two (2) homes to front onto McLeod Drive which is an 80 foot wide right of way. There are two existing homes that currently front onto McLeod Drive now which are located north of Lot 12. Additionally, there are several homes on the east side of McLeod Drive that front onto the 80 foot wide right of way. Therefore, allowing the two proposed lots to front onto McLeod Drive will be consistent with other existing homes in the immediate area.

The second waiver of development standards is to allow an attached sidewalk on Twain Avenue and McLeod Drive which is consistent with sidewalk placement in the surrounding area.

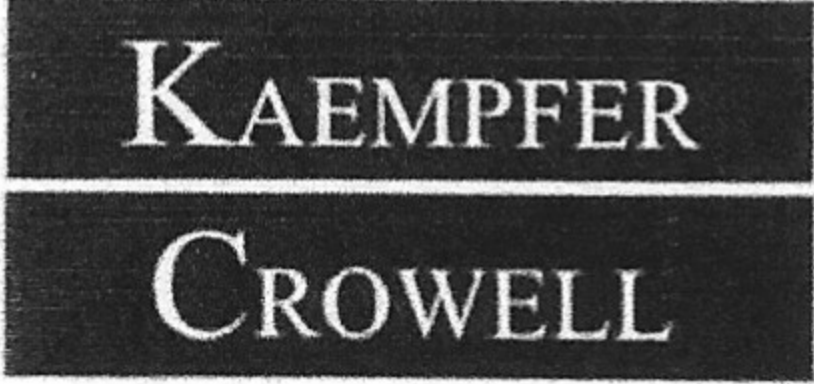
The third waiver of development standards request is to allow a four foot (4') retaining wall with six foot (6') screen wall (maximum 10' total height) where three foot (3') retaining wall is allowed. This is necessary along portions of the east and south boundaries as shown in the enclosed site plan, due to the existing elevation of the adjacent developed parcels to provide drainage of the Site.

The fourth waiver is to allow vehicles on Lots 11 and 12 to back onto a collector street. There are 3 existing homes to the north of the proposed lots that front onto the collector street and the current design would allow the street to remain consistent with the current homes that front onto the collector street.

Tentative Map

The applicant is also submitting a tentative map for a twelve lot residential subdivision.

4



Summary

Although the Site is already zoned R-1 and is located in a RNP-III Overlay, the applicant is complying with Title 30 and ensuring that all lots are a minimum of 7000 square feet. Additionally, there is a mixture of lot sizes in the surrounding area including quarter acre lots, 7000 plus square foot lots and attached townhomes. Therefore, the proposed in fill project is compatible with the surrounding area.

Sincerely,
KAEMPFER CROWELL
JLazovich
Jennifer Lazovich

JJL/amp

4

07/07/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

TWAIN AVE/MCLEOD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0248-BARAJAS, JAVIER G. & CLAUDIA R.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow lots to front a collector street (McLeod Drive); 2) allow attached sidewalk; and 3) increased wall height.

DESIGN REVIEWS for the following: 1) single family residential, and 2) finished grade on 3.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

162-13-303-002; 162-13-303-004 through 162-13-303-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow lots to face a collector street where not allowed per Section 30.56.080.
2. Allow attached sidewalk along a collector street (Twain Avenue) where a detached sidewalk is required per Section 30.64.030.
3. Increase combination wall height to 10 feet (4 foot retaining wall and 6 foot screen wall) where a 9 foot combination wall (3 foot retaining wall and 6 foot screen wall) is the maximum allowed per Section 30.64.050 (an 11.1% increase).

DESIGN REVIEWS:

1. Single family residential.
2. Increase finished grade to 36 inches where 18 inches is the maximum allowed per Section 30.32.040 (a 100% increase)

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3
- Number of Lots/Units: 12

- Density (du/ac): 4
- Minimum/Maximum Lot Size (square feet): 7,001/9,378 (gross)
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height (feet): 17 (1 story)/31 (2 story)
- Square Feet: up to 3,800

Site Plan

The plan depicts a 12 lot single family subdivision on approximately 3 acres which results in a density of 4 dwelling units per acre. The lots range in size from a minimum of 7,001 square feet to a maximum of 9,378 square feet. Access to 10 of the lots is provided by a 37 foot wide private street from Twain Avenue, while 2 lots are proposed to directly access McLeod Drive.

Landscaping

A 5 foot wide landscape planter is proposed between the private street and the property to the west, it consists of trees (approximately 30 feet on center), shrubs, and groundcover. In addition, there is a 6 foot wide planter behind a 5 foot wide sidewalk along Twain Avenue. No other landscaping is being proposed.

Elevations

A total of 5 house models are being proposed each with a minimum of 3 separate elevation choices. Two of the models are 1 story with a maximum height of 17 feet and 3 of the models are 2 story with a maximum height of 31 feet. All models have stucco exteriors with roof tiles and stone accents.

Floor Plans

The homes range in size from a minimum of 2,065 square feet of livable area to a maximum of 3,800 square feet of livable are. Each home has typical rooms associated with a dwelling of this type and each has a minimum 2 car garage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they are complying with Title 30 by ensuring that all lots are a minimum of 7,000 square feet. In addition, there is a mixture of lot sizes in the surrounding area; therefore, this in-fill development is compatible with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0658-00	Established the RNP-III overlay district	Approved by BCC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Residential Suburban (up to 8 du/ac)	R-1 (RNP-III)	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-1	Townhomes

Related Applications

Application Number	Request
VS-21-0247	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
TM-21-500064	A tentative map for a 12 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Staff finds that the requested waivers of development standards are all appropriate for this in-fill development. The property to the west of this request has an attached sidewalk along Twain Avenue, as do the properties to the east across McLeod Drive. Therefore, staff can support the request for an attached sidewalk along Twain Avenue. The 2 houses north of the subject development both directly access McLeod Drive as do many of the homes on the east side of McLeod Drive; therefore, staff can support this request. Also, staff finds that the increase in combination block wall is minimal and should not negatively impact the surrounding properties.

Design Review #1

Staff finds that the proposed in-fill residential development is appropriate at this location. The subdivision meets the minimum lot size of 7,000 square feet as dictated by the RNP-III overlay. In addition, the home sizes are within the realm of sizes in the surrounding area and the materials used for construction are similar to those used on previous construction. Therefore, staff can support the design review.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 40 feet for Twain Avenue and additional right-of-way for a 40 foot wide half street for McLeod Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Building Department - Fire Prevention

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0248</u> DATE FILED: <u>5/12/21</u> PLANNER ASSIGNED: <u>JVM</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>6/8/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/7/21</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Javier G and Claudia R Barajas</u> ADDRESS: <u>5737 Hedgeford Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Signature Homes</u> Contact: <u>Rick Barron</u> ADDRESS: <u>801 South Rancho Drive, Suite E-4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-671-6062</u> CELL: <u>702-498-8471</u> E-MAIL: <u>RickBarron@SignatureHomes.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Actus</u> Contact: <u>Kathrine Logan</u> ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u> E-MAIL: <u>Kathrine.Logan@Actus-NV.com</u> REF CONTACT ID #: <u>164876</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-13-303-002, 004 and 005

PROPERTY ADDRESS and/or CROSS STREETS: McLeod Drive and East Twain Road

PROJECT DESCRIPTION: Detached single family residential subdivision by Signature Homes

(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.

Juan Barajas Javier Barajas G
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 01/27/2021 (DATE)

By Javier Barajas
NOTARY PUBLIC: _____



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com

702.792.7050

May 10, 2021

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

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

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

VIA ELECTRONIC UPLOAD

WS-01-0248

CLARK COUNTY
DEVELOPMENT SERVICES
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: REVISED Justification Letter
APN: 162-13-303-002, 004 & 005

To Whom It May Concern:

Please be advised, this office represents the applicant. On behalf of the applicant, we are requesting the following applications: (1) design review for a single family home subdivision; (2) design review to increase fill; (3) waiver of development standards and (4) tentative map for property generally located near Twain Avenue and McLeod Drive and more particularly described as APN: 162-13-303-002, 004 & 005 (the "Site"). The Site is approximately 3.17 gross acres and is zoned R-1 and master planned Residential Suburban. The Site is also located within the RNP-III Overlay.

Design Review

The applicant is proposing to construct twelve (12) residential lots with a density of 3.8 dwelling units per acre. Lots 1 thru 10 will face west and will be accessed off a new private street which is off Twain Avenue. Lots 11 and 12 will front onto McLeod Drive consistent with the existing two homes that are located north of Lot 12. The applicant is proposing single and two story homes that range in square footage from 1900 sf to 3800 sf. The minimum lot size will be 7200 square feet which is in compliance with the R-1/RNP-III Overlay requirements.

We held a voluntary neighborhood meeting on February 8, 2021. There were a number of questions but overall it was acknowledged that the lots fit within the zoning and are consistent with other developments in the area. Based upon the feedback from the neighborhood meeting, we are requesting a condition that Lots 9, 10, 11 and 12 be limited to single story homes.

5

Design Review to Increase Finished Grade

Title 30 allows for finished grade to be increased up to 18 inches (Title 30.32.040(a)(9)). In this case, the applicant is asking to increase grade up to 36 inches in certain areas to accommodate drainage issues

Waiver of Development Standards

The first waiver of development standards is to allow for two (2) homes to front onto McLeod Drive which is an 80 foot wide right of way. There are two existing homes that currently front onto McLeod Drive now which are located north of Lot 12. Additionally, there are several homes on the east side of McLeod Drive that front onto the 80 foot wide right of way. Therefore, allowing the two proposed lots to front onto McLeod Drive will be consistent with other existing homes in the immediate area.

The second waiver of development standards is to allow an attached sidewalk on Twain Avenue and McLeod Drive which is consistent with sidewalk placement in the surrounding area.

The third waiver of development standards request is to allow a four foot (4') retaining wall with six foot (6') screen wall (maximum 10' total height) where three foot (3') retaining wall is allowed. This is necessary along portions of the east and south boundaries as shown in the enclosed site plan, due to the existing elevation of the adjacent developed parcels to provide drainage of the Site.

The fourth waiver is to allow vehicles on Lots 11 and 12 to back onto a collector street. There are 3 existing homes to the north of the proposed lots that front onto the collector street and the current design would allow the street to remain consistent with the current homes that front onto the collector street.

Tentative Map

The applicant is also submitting a tentative map for a twelve lot residential subdivision.



Summary

Although the Site is already zoned R-1 and is located in a RNP-III Overlay, the applicant is complying with Title 30 and ensuring that all lots are a minimum of 7000 square feet. Additionally, there is a mixture of lot sizes in the surrounding area including quarter acre lots, 7000 plus square foot lots and attached townhomes. Therefore, the proposed in fill project is compatible with the surrounding area.

Sincerely,
KAEMPFER CROWELL
JLazovich
Jennifer Lazovich

JL/amp

5

07/07/21 BCC AGENDA SHEET

BARAJAS 3.02
(TITLE 30)

TWAIN AVE/MCLEOD DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500064-BARAJAS, JAVIER G. & CLAUDIA R.:

TENTATIVE MAP consisting of 12 lots and common lots on 3.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/jvm/jd (For possible action)

RELATED INFORMATION:

APN:
162-13-303-002; 162-13-303-004 through 162-13-303-005

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3
- Number of Lots/Units: 12
- Density (du/ac): 4
- Minimum/Maximum Lot Size (square feet): 7,001/9,378 (gross)
- Project Type: Single family residential

The plan depicts a 12 lot single family subdivision on approximately 3 acres which results in a density of 4 dwelling units per acre. The lots range in size from a minimum of 7,001 square feet to a maximum of 9,378 square feet. Access to 10 of the lots is provided by a 37 foot wide private street from Twain Avenue, while 2 lots are proposed to directly access McLeod Drive. A 5 foot wide landscape planter is proposed between the private street and the property to the west, it consists of trees (approximately 30 feet on center), shrubs, and groundcover. In addition, there is a 6 foot wide planter behind a 5 foot wide sidewalk along Twain Avenue. No other landscaping is being proposed.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0658-00	Established the RNP-III overlay district	Approved by BCC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Residential Suburban (up to 8 du/ac)	R-1 (RNP-III)	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-1	Townhomes

Related Applications

Application Number	Request
WS-21-0248	A request for waivers for wall height, access to a collector street, attached sidewalk and design review for single family residential is a companion item on this agenda.
VS-21-0247	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 40 feet for Twain Avenue and additional right-of-way for a 40 foot wide half street for McLeod Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street shall have an approved street name with the suffix of Court.

Building Department - Fire Prevention

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0426-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: SIGNATURE HOMES

**CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120**



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE.

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500064</u>	DATE FILED: <u>5/12/21</u>
		PLANNER ASSIGNED: <u>JUM</u>	TAB/CAC DATE: <u>6/8/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Paradise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>7/7/21</u>	
		FEE: <u>\$750</u>	

PROPERTY OWNER	NAME: <u>Javier G and Claudia R Barajas</u>
	ADDRESS: <u>5737 Hedgeford Court</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Signature Homes</u> Contact: <u>Rick Barron</u>
	ADDRESS: <u>801 South Rancho Drive, Suite E-4</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-671-6062</u> CELL: <u>702-498-8471</u>
	E-MAIL: <u>RickBarron@SignatureHomes.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Actus</u> Contact: <u>Kathrine Logan</u>
	ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u>
	E-MAIL: <u>Kathrine.Logan@Actus-NV.com</u> REF CONTACT ID #: <u>164876</u>

ASSESSOR'S PARCEL NUMBER(S): 162-13-303-002, 004 and 005

PROPERTY ADDRESS and/or CROSS STREETS: McLeod Drive and East Twain Road

TENTATIVE MAP NAME: Barjas 3.02

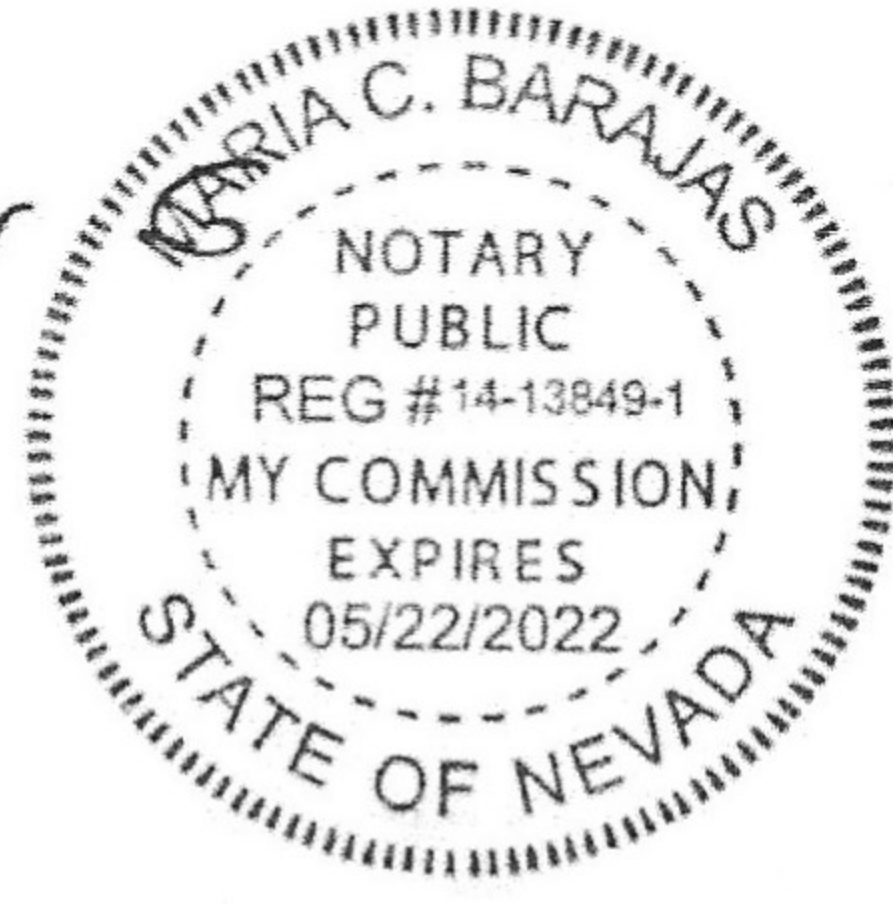
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 01/27/2021 (DATE)
By Javier Barajas

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.

6

07/07/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

VIKING RD/TOPAZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0251-VIKING ROAD, LLC:

WAIVER OF DEVELOPMENT STANDARDS for intersection off-set,
DESIGN REVIEWS for the following: 1) for a single family residential subdivision; and 2) finished grade on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise.
TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-13-302-006

WAIVER OF DEVELOPMENT STANDARDS:

Reduce street intersection off-set to 50 feet where a minimum of 125 feet is required per Section 30.32.052 (a 40% reduction).

DESIGN REVIEWS:

1. Single family residential development
2. Increase finished grade to 68 inches where 18 inches is the standard per Section 30.32.040 (a 278% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 21
- Density (du/ac): 4
- Minimum/Maximum Lot Size (square feet): 7,015/12,849
- Project Type: Single family subdivision

Site Plans

The plans depict a proposed 21 lot residential subdivision within an existing RNP-III Overlay district. The property is currently vacant and surrounded by existing R-1 zoned residential developments. Access to the subdivision is from Viking Road and will incorporate a call box and gated access. The community will be gated as are several of the existing communities located to the south and east of the site. Lot sizes range in size from 7,015 square feet to 12,849 square feet with the average lot size being 8,133 square feet. Since the minimum lot size will be over 7,000 square feet, the plan follows the R-1 (RNP-III) Overlay requirements.

Landscaping

The plans submitted show a 6 foot wide landscape planter along Viking Road behind an attached sidewalk and along the private driveway into the subdivision and within the subdivision in areas along private street "C".

Elevations

The applicant is proposing single story homes that would be placed on Lots 1, 2, 3, 9, 10 and 21 with the remainder of lots being 2 story. Maximum heights shown up to 29 feet for 2 story homes and with the 1 story homes at a maximum of up to 17 feet.

Floor Plans

The plans depict 3 or 4 bedrooms with garage, foyer, great room, loft, and kitchen for both 1 and 2 story homes.

Signage

Signage is not a part of this request.

Applicant's Justification

As this is an in-fill property, the applicant has tried to mitigate impacts to the adjacent residences by agreeing to a condition that limits the location for 2 story homes as well as thoughtful design in lot placement adjacent to the larger lots to the west of the site. Moreover, the surrounding area is comprised of a variety of lot sizes. For example, there are townhomes immediately to the north of the site which are on approximately 3,000 square foot lots. There are also similarly sized lots on the southwest corner of Viking Road and Topaz Street. As such, the proposed development is appropriate for the surrounding area.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-21-500066	A tentative map for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Design Review #1

Staff finds the density of this single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The design of the residential elevations, with varied architectural elements and floor plans, comply with Code requirements and with the established Design Overlay District of RNP-III, which shall not exceed a density of 4 dwelling units per acre and lots shall be a minimum of 7,000 square feet. The plans show a density of just under 4 dwelling units per acre and maintain the minimum lot size specified in Title 30. Staff can support the design review.

Public Works - Development Review

Waiver of Development Standards

Although Street "A" is not meeting the minimum off-set distance from Palace Pier Street, the alignment of the streets will not create any conflicting left turn movements. Additionally, the proposed subdivision only has 21 lots and the subdivision across Viking Road only has 15 lots. The amount of traffic generated by these subdivisions is negligible, further reducing concerns with off-set intersections. Therefore, staff has no objection to this request.

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Vacate any unnecessary rights-of-way and/or easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

Building Department - Fire Prevention

- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	STAFF	PROPERTY OWNER	APPLICANT	CORRESPONDENT
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	APP. NUMBER: <u>WS-21-0251</u> DATE FILED: <u>5/13/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>6/8/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/7/21</u> FEE: <u>\$1,150</u>	NAME: <u>Viking Road LLC</u> ADDRESS: <u>5348 Vegas Drive #1517</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	NAME: <u>Signature Homes</u> Contact: <u>Rick Barron</u> ADDRESS: <u>801 South Rancho Drive, Suite E-4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-671-6062</u> CELL: <u>702-498-8471</u> E-MAIL: <u>RickBarron@SignatureHomes.com</u> REF CONTACT ID #: _____	NAME: <u>Actus</u> Contact: <u>Kathrine Logan</u> ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u> E-MAIL: <u>Kathrine.Logan@Actus-NV.com</u> REF CONTACT ID #: <u>164876</u>

ASSESSOR'S PARCEL NUMBER(S): 162-13-302-006

PROPERTY ADDRESS and/or CROSS STREETS: Topaz Street and East Viking Road

PROJECT DESCRIPTION: Detached single family residential subdivision by Signature Homes

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

Property Owner (Signature)* [Signature] Property Owner (Print) 1/29/2021

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 29th 2021 (DATE)
 By Michael Felling

NOTARY PUBLIC: Kathryn Sweetser Allen



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com
702.792.7050

May 12, 2021

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
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Tel: 775.852.3900
Fax: 775.327.2011

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

VIA ELECTRONIC UPLOAD

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

Re: *Justification Letter*
APN: 162-13-302-006

To Whom It May Concern:

Please be advised, this office represents the applicant. On behalf of the applicant, we are requesting the following applications: (1) design review for a single family home subdivision; (2) design review to increase fill; (3) waiver of development standards and (4) tentative map for property generally located near Viking Road and Topaz Street and more particularly described as APN: 162-13-302-006 (the "Site"). The Site is approximately 5.02 acres and is zoned R-1 and master planned Residential Suburban. The Site is also located within the RNP-III Overlay.

Design Review

The applicant is proposing to construct twenty one (21) residential lots with a density of 4.0 dwelling units per acre. There is a single point of access off of Viking Road. The community will be gated which is similar to the existing communities located to the south and east of the Site. The applicant is proposing single and two story homes that range in square footage from 1,900 sf to 3,800 sf. Lot sizes range in square footage from 7,013 sf to 12,910 sf with the average lot size being 8,133 square feet. Since the minimum lot size will be over 7,000 square feet, the plan is in compliance with the R-1/RNP-III Overlay requirements.

The applicant took into consideration that this is an in fill property and has incorporated the following design considerations: (i) Lots 2, 3, 9 and 10 will have the side of the lots adjacent to the larger lots to the west. The end result is that the applicant is proposing approximately one lot adjacent to each existing lot on the west boundary; (ii) Lots 1, 2, 3, 9, 10 and 21 are restricted to single story homes; and (iii) on the east boundary, the applicant is proposing a total of only eight (8) lots adjacent to the existing six (6) lots to the east.

7

We held a voluntary neighborhood meeting on February 8, 2021. There were questions about lot sizes, density, finished grade and height of homes. In an effort to address some of the issues, the applicant is proposing single story homes would be placed on Lots 1, 2, 3, 9, 10 and 21. Additionally, the applicant intends to build a combined maximum thirteen foot (13') tall block wall along the east boundary to account for the current grade differences between the Site and the adjacent property to the east.

Design Review to Increase Finished Grade

Title 30 allows for finished grade to be increased up to 18 inches (Title 30.32.040(a)(9)). In this case, the applicant is asking to increase grade up to a maximum of 67.2 inches in certain areas to accommodate drainage issues. This design review is necessary because the historical storm water flows exited the Site near the northeast corner. However, the flows were not accounted for in the existing adjacent community. As a result, ponding occurs on the Site after a storm event. Therefore, the applicant will need to tilt the Site back towards Viking Road to resolve this drainage issue.

Waiver of Development Standards

The applicant is seeking a waiver of development standards to allow for an attached sidewalk on Viking Road which is more consistent with placement of other sidewalks in the surrounding area.

The applicant is also seeking a waiver of development standards for the intersection off-set as Street A and Palace Pier Street (across from Viking) do not meet the minimum 125 foot intersection off-set requirement. The proposed intersection off-set dimension is 50 feet (centerline to centerline). Both communities are gated and therefore traffic flows will be limited so we believe the waiver will not create any detrimental impacts.

Tentative Map

The applicant is also submitting a tentative map for a twenty one (21) lot residential subdivision.

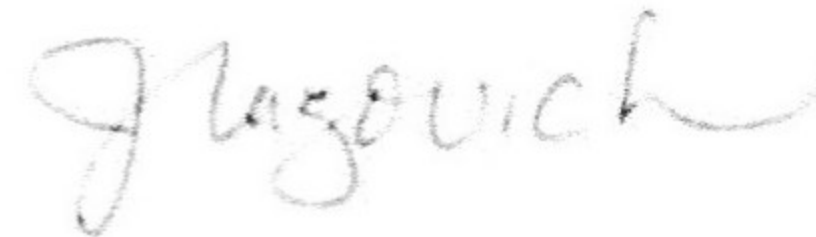
Summary

The Site is zoned R-1 with an RNP-III Overlay. Title 30 requires a minimum lot size of 7000 square feet. The applicant meets and exceeds this square footage requirement. As this is an infill property, the applicant has tried to mitigate impacts to the adjacent residences by agreeing to a condition that limits the location for two story homes as well as thoughtful design in lot placement adjacent to the larger lots to the west of the Site. Moreover, the surrounding

area is comprised of a variety of lot sizes. For example, there are attached townhomes immediately to the north of the Site which are on approximately 3000 square foot lots. There are also similarly sized lots on the southwest corner of Viking Road and Topaz Street. As such, the proposed development is appropriate for the surrounding area.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/amp

7

VIKING V
(TITLE 30)

VIKING RD/TOPAZ ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500066-VIKING ROAD, LLC:

TENTATIVE MAP consisting of 21 residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:
162-13-302-006

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 21
- Density (du/ac): 4
- Minimum/Maximum Lot Size (square feet): 7,015/12,849
- Project Type: Single family subdivision

The plans depict a proposed 21 lot residential subdivision within an existing RNP-III Overlay district. The property is currently vacant and surrounded by existing R-1 zoned residential development. Access to the subdivision is from Viking Road and will incorporate a call box and gated access. The community will be gated as are several of the existing communities located to the south and east of the site. Lot sizes range in size from 7,015 square feet to 12,849 square feet with the average lot size being 8,133 square feet. Since the minimum lot size will be over 7,000 square feet, the plan follows the R-1 (RNP-III) Overlay requirements. The landscape plans submitted show a 6 foot wide landscaping planter along Viking Road behind an attached sidewalk and also along the private driveway into the subdivision.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-21-0251	A waiver of development standards and design review for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Vacate any unnecessary rights-of-way and/or easements.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street labeled as street A is an extension of Palace Pier Street and shall have the same name;
- Private streets shall have approved street names and suffixes.

Department of Aviation

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

Building Department - Fire Prevention

- Applicant is advised 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0409-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: SIGNATURE HOMES

**CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120**



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>Tm-21-500066</u>	DATE FILED: <u>5/13/21</u>
		PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC DATE: <u>6/8/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Paradise</u>	
		PC MEETING DATE: <u>---</u>	
		BCC MEETING DATE: <u>7/7/21</u>	
		FEE: <u>\$1,150</u>	

PROPERTY OWNER	NAME: <u>Viking Road LLC</u>
	ADDRESS: <u>5348 Vegas Drive #1517</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89108</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Signature Homes</u> Contact: <u>Rick Barron</u>
	ADDRESS: <u>801 South Rancho Drive, Suite E-4</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-671-6062</u> CELL: <u>702-498-8471</u>
	E-MAIL: <u>RickBarron@SignatureHomes.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Actus</u> Contact: <u>Kathrine Logan</u>
	ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u>
	E-MAIL: <u>Kathrine.Logan@Actus-NV.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-13-302-006

PROPERTY ADDRESS and/or CROSS STREETS: Topaz Street and East Viking Road

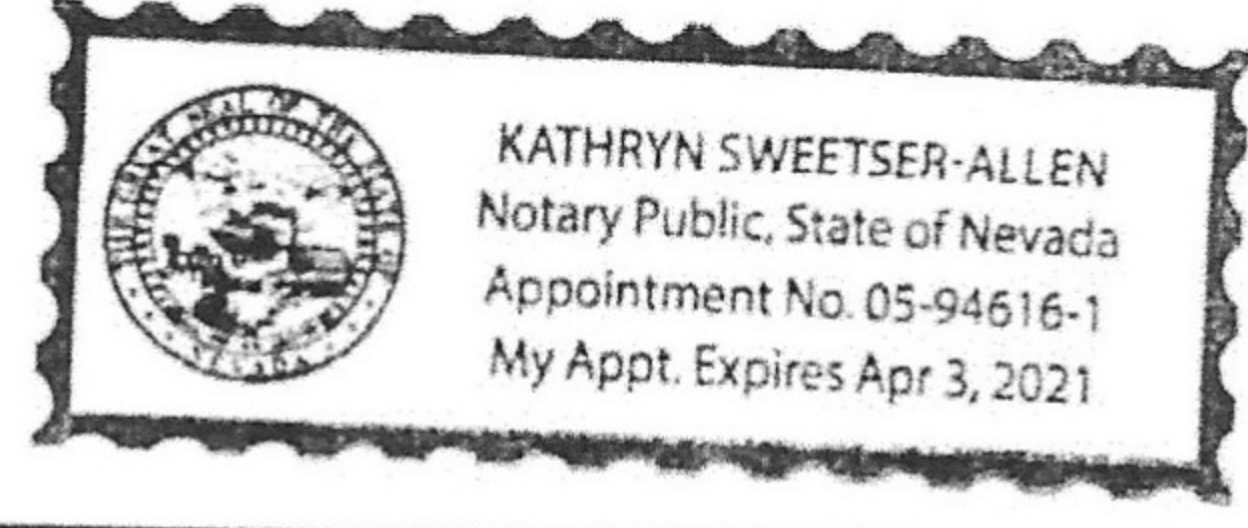
TENTATIVE MAP NAME: Viking V

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

[Signature] Property Owner (Signature)* 1/29/2021 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 1-29th-2021 (DATE)
 By Michael Felling

NOTARY PUBLIC: Kathryn Sweetser-Allen



*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.

SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0231-SG ISLAND PLAZA LLC, ET AL & NAKASH SHOWCASE II, LLC:

WAIVER OF DEVELOPMENT STANDARDS for increased wall sign area.

DESIGN REVIEW for modification to an approved comprehensive sign package on a 0.7 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) and an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/jor/jo (For possible action)

RELATED INFORMATION:

APN:

162-21-401-007 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall sign area to 42,534 square feet where 41,399 square feet was previously approved and a maximum of 4,320 square feet is permitted per Table 30.72-1.

DESIGN REVIEW:

1. a. Modifications to an approved comprehensive sign package for an existing shopping center.
- b. Increase the number of wall signs to 87 where 83 signs were previously approved per Table 30.72-1.
- c. Increase the number of projecting signs to 6 where 5 signs were previously approved per Table 30.72-1.
- d. Allow 15,216 square feet of video units where 14,495 square feet of video units were previously approved.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3791 Las Vegas Boulevard South
- Site Acreage: 0.7 (portion)
- Project Type: Proposed signs for Raising Canes Restaurant

- Sign area (square feet): 1,135 (wall signs)/284 (projecting sign)/721 (video units)

Site Plans

The plans show an existing shopping center (Showcase Mall) located along the east side of Las Vegas Boulevard South, approximately 950 feet north of Tropicana Avenue. The request is to modify the approved comprehensive sign package for the Showcase Mall, and add new signs for the new restaurant (Raising Canes Restaurant). All of the proposed signs face west toward Las Vegas Boulevard South.

Signage

The following signs are proposed for the new restaurant:

- The existing glass wall on the exterior of the building will now include an LED panel which will display 721 square feet of video units.
- Sign A - is a 4 feet by 8 feet wall sign located above the main entrance door, with an overall area of 31 square feet.
- Sign B1 - channel letters located within the entryway with an overall height of 2 feet, and an overall area of 17 square feet.
- Sign B2 - channel letters located within the entryway with an overall height of 2 feet, and an overall area of 17 square feet.
- Sign C - projecting sign installed 13 feet above the finished floor and projects 3 feet, 9 inches from the building and has an overall area of 284 square feet.
- Sign D - soffit sign on the ceiling of the main entryway with an overall area of 366 square feet.
- Sign E - located within the entryway of the restaurant, and has an overall height of 8 feet and has an overall area of 16 square feet.

The following table is a summary for signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Freestanding	426	0	426	3,890	5	0	5
Wall*	41,399	1,135	42,534	4,320	83	4	87
Directional	35	0	35	32 (per tenant)	6	0	6
Projecting	919.5 (per WS-21-0117)	284	1,203.5	32 (per tenant)	6	1	7
Hanging	34	0	34	32 (per tenant)	5	0	5
Overall Total	42,813.5	1,419	44,232.5	n/a	105	5	110

*The wall signs also contain animation.

The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Animated	6,253	0	6,253	n/a	17	0	17
Video Units	14,495	721	15,216	n/a	20	1	21
Overall Total	20,748	721	21,469	150	37	1	38

Applicant's Justification

Per the applicants justification letter, the proposed signs will enhance the customer experience from the entryway and throughout the interior of the restaurant. The proposed signs are consistent within the resort corridor and do not pose any negative impacts to the existing building.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0117	Modification to an approved comprehensive sign plan - T-Mobile projecting sign	Pending 6/2 BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
WS-18-0084	Amended sign plan for the Showcase Mall	Approved by BCC	March 2018
DR-0819-17	Remodeled and modified entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
WS-0456-17	Amended sign plan for the Showcase Mall	Approved by BCC	July 2017
WS-0153-17	Waivers and a design review for a portion of the Showcase mall for a building addition and modified the existing plaza, sidewalks, and landscape areas along Las Vegas Boulevard South	Approved by BCC	April 2017
WS-0579-16	Amended sign plan for the Showcase Mall with façade change to a portion of the site	Approved by BCC	October 2016

There have been several other land use applications for this site. The applications listed above are the most recent.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Portions of the Showcase Mall
South & East	Commercial Tourist	H-1	MGM Grand Resort Hotel
West	Commercial Tourist	H-1	New York New York & Park Resort Hotels

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Code allows alternative sign standards to be approved within the Resort Corridor if the signs result in the development having a visual character which is compatible with adjacent development. The proposed projecting sign is compatible with other signs in the area and is in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor; therefore, staff can support this request.

Design Review

Staff finds that the proposed signs are compatible with the existing developments along Las Vegas Boulevard South and comply with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding developments. Las Vegas Boulevard South is also designated and recognized as a National Scenic Byway; therefore, the signs further promote this designation and are appropriate and compatible with the surrounding uses and area. Staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

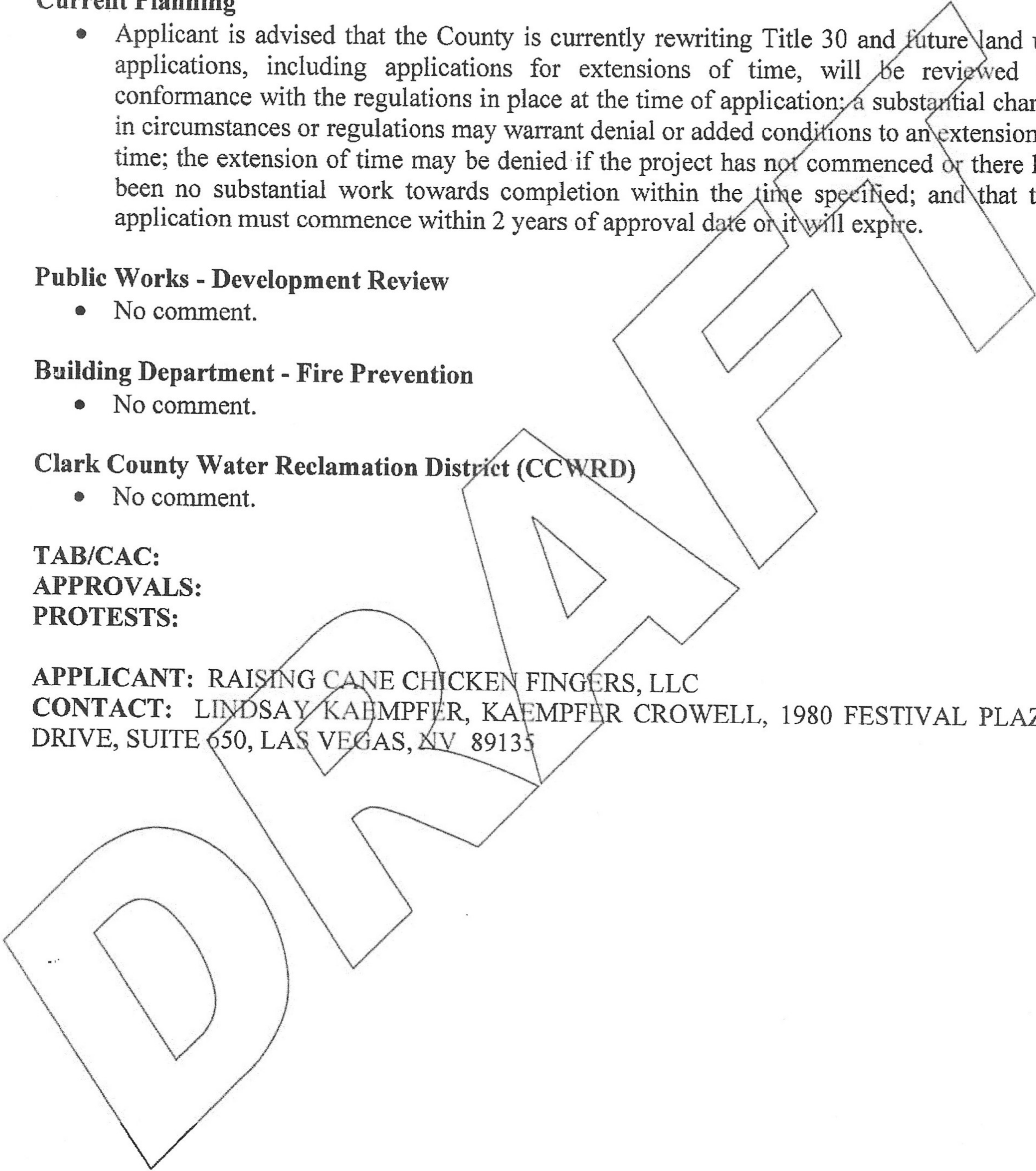
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAISING CANE CHICKEN FINGERS, LLC

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





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

PLANNER COPY

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0231</u> DATE FILED: <u>5/11/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>6/8/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>JULY 7, 2021</u> FEE: <u>\$475 \$675</u>
	PROPERTY OWNER NAME: <u>SG Island Plaza, LLC</u> ADDRESS: <u>19 West 34th Street, 11th Floor</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10001</u> TELEPHONE: <u>n/a</u> CELL: _____ E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Raising Cane's Chicken Fingers, LLC</u> ADDRESS: <u>3800 Bishop Road</u> CITY: <u>Plano</u> STATE: <u>TX</u> ZIP: <u>75024</u> TELEPHONE: <u>972-769-3364</u> CELL: <u>817-219-8266</u> E-MAIL: <u>jrvann61@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>EEO@kcnvlaw.com</u> REF CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-21-401-007
 PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd/Tropicana
 PROJECT DESCRIPTION: Design Review for new restaurant

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

[Signature] Eli Gordi
 Property Owner (Signature)* Property Owner (Print)

STATE OF New York
 COUNTY OF New York

SUBSCRIBED AND SWORN BEFORE ME ON January 6, 2021 (DATE)
 By Deborah DiTaranto

NOTARY PUBLIC: Deborah DiTaranto

DEBORAH DITARANTO
 Notary Public - State of New York
 NO. 01D16404967
 Qualified in New York County
 My Commission Expires Mar 2, 2024

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

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER

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702.792.7054

WS-21-0231

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April 19, 2021

VIA ELECTRONIC SUBMITTAL

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

**RE: *Justification Letter –Design Review for Signage
Raising Cane’s Chicken Fingers, LLC
APN: 162-21-401-007***

PLANNER
COPY

To Whom It May Concern:

This office represents Raising Cane’s Chicken Fingers, LLC (the “Applicant”) in the above-referenced matter. The proposed project is located within the Showcase Mall, 3791 S. Las Vegas Boulevard, and is more particularly described as APN: 162-21-401-007 (the “Site”). The Applicant is requesting a design review for a “view window” and new signage on Suite #620 for a Raising Cane’s Chicken Fingers Restaurant.

The Showcase Mall has been a staple of the Las Vegas Strip for many years. It is located just north of Tropicana Avenue and welcomes thousands of tourists every day. The frontage of the entire building has been developed with large, bright and welcoming signage to attract pedestrians walking along the Las Vegas Strip. The Applicant is excited for the opportunity to expand onto the Las Vegas Strip and believes the proposed Site is the perfect location to do just that. Raising Cane’s is committed to making this Clark County store a marquee operation. It is also exciting for all of us in Clark County to see new businesses, especially national chains like Raising Cane’s, deciding to expand their operations when so many national operations are closing their doors or reducing the number of their stores.

The frontage of the Site as it currently sets today is composed of black glass, a narrow sign along the south wall, and a wall sign above the main entrance. In an effort to adhere to the expectations of this busy tourist spot on the Strip, and elevate the customer experience, the Applicant is proposing to replace the black glass with an eye catching LED panel. The square footage of the overall signage remains relatively the same although there is some increase due to sign reconfiguration/placement. As shown in the “Sign Table” included as part of our submittals, the existing square footage for the freestanding, wall, directional, projecting and hanging signage

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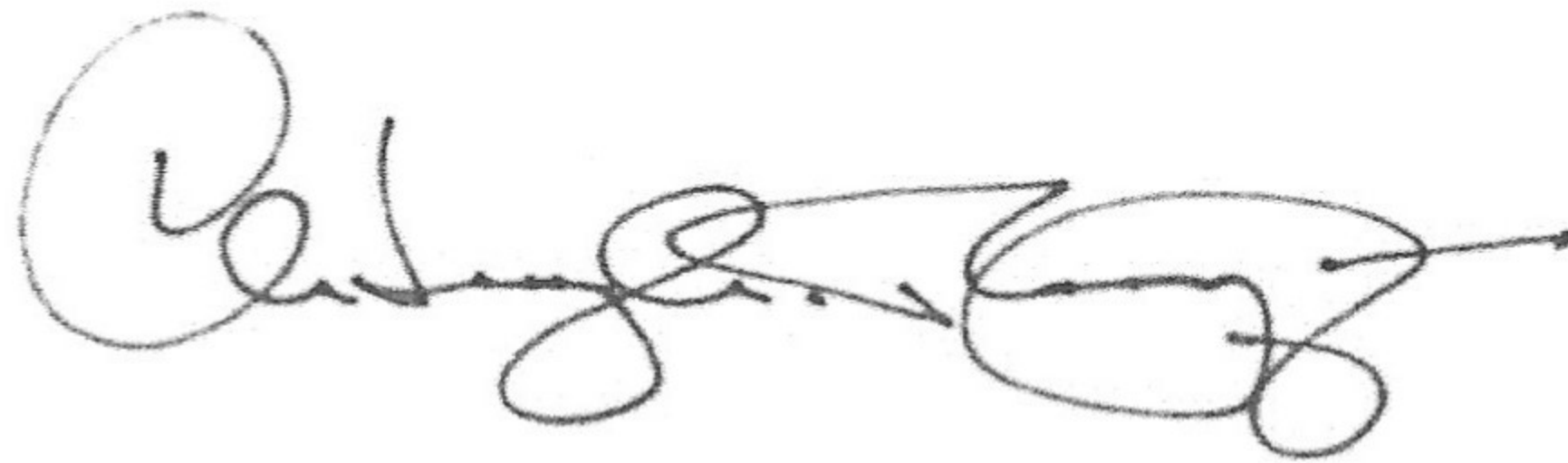
is 42,801 square feet. The total square feet being proposed for that signage is 44,220 square feet, or an increase of just 3.3%. The animated signage is increasing by only 721 square feet from 20,748 square feet to 21,469 square feet or an increase of only 3.4%. As can be seen from the plans that have been submitted with this design review application, there will be a 4' by 8' wall sign referencing "Raising Cane's Chicken Fingers" (shown as location A in the Brand Book); Channel Letters spelling out "One" and "Love" (shown as locations B1 and B2 in the Brand Book), a Blade sign (shown as location C in the Brand Book), a "Chicken Fingers soffit sign" (shown as location D in the Brand Book) and the "1" tower sign (shown as location E in the Brand Book). The principle colors of the signage will be "red", "yellow" and "cardinal red" with some white and black to go along with the Raising Cane's nationally recognized color scheme. Neon borders will be strategically placed as shown on the submitted plans. The lighting of the LED panels will comply with all lighting requirements per Title 30 to ensure the continued safety of those driving along Las Vegas Boulevard.

Finally, to enhance the experience of those inside the restaurant, a non-operational "view window" is being proposed to allow for Raising Cane's customers to enjoy a Las Vegas Strip view. While the interior of the tenant space will be modified to accommodate the Raising Cane's restaurant operation, the exterior of the building is not being modified in any way except for the "view window" and the use of the LED panels and signage, consistent with other lighting both on the building, itself, and along the Las Vegas Strip.

Thank you in advance for your time and consideration. Please do not hesitate to contact us with any additional questions or concerns.

Sincerely,

KAEMPFER CROWELL



Christopher L. Kaempfer