



PARADISE TOWN ADVISORY BOARD

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

June 29, 2021

7:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
- Supporting material is/will be available on the County's website at specific Board/Council website.

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.

- III. Approval of Minutes for June 8, 2021. (For possible action)
- IV. Approval of the Agenda for June 29, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **WS-21-0251-VIKING ROAD, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for intersection off-set.
DESIGN REVIEWS for the following: **1)** 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**

- 2. **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**

- 3. **ET-21-400093 (UC-18-1024)-LV GATEWAY 1, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** allow a proposed accessory structure (office building) to not be architecturally compatible with the existing principal buildings (motel); and **2)** waive all applicable design standards for a proposed accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase height of block wall; **2)** alternative block wall design; **3)** reduced parking; **4)** reduce setback for a trash enclosure adjacent to an existing residential development; **5)** reduce setback for a trash enclosure; and **6)** increase the length of a dead-end street (cul-de-sac) with a County approved turnaround.
DESIGN REVIEWS for the following: **1)** convert and renovate an existing multiple family development (apartments) into a motel; **2)** permit kitchens within rooms; and **3)** proposed accessory office building on 0.5 acres in an H-1 (Limited Resort and Apartment)(AE-65) Zone. Generally located on the north side of Naples Drive, 870 feet west of Paradise Road within Paradise. JG/lm/jo (For possible action) **PC 7/20/21**

- 4. **VS-21-0263-CEDARROSA PERSONAL RESIDENCE TR & ZAMPINO CHRIS TRS:**
VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Lamb Boulevard and Annie Oakley Drive within Paradise (description on file). JB/jor/jd (For possible action) **PC 7/20/21**

- 5. **VS-21-0273-MCCRAY JAMES & DELOIS:**
VACATE AND ABANDON a portion of a right-of-way being Wigwam Avenue located between Eastern Avenue and Via De Bellasidra Court within Paradise (description on file). MN/rk/jd (For possible action) **PC 7/20/21**

6. **WS-21-0256-OCOTILLO OASIS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) single family residences; and 2) walls in conjunction with an approved single family subdivision on 12.9 acres in a R-E (Rural Estates Residential) Zone. Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. JG/jt/jo (For possible action) **PC 7/20/21**

7. **WS-21-0265-ANDERSON RYAN & NICOLE:**
WAIVER OF DEVELOPMENT STANDARDS for reduced front setback for an existing single family residence on 0.2 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Nicole Street, 356 feet west of Sandhill Road within Paradise. JG/jor/jo (For possible action) **PC 7/20/21**

8. **WS-21-0276-GUZMAN GABINA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce building separation for an accessory building in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Kamden Way and the south side of Viking Road within Paradise. TS/ja/jo (For possible action) **PC 7/20/21**

9. **ET-21-400088 (ZC-19-0197)-SCHOOL BOARD OF TRUSTEES:**
DESIGN REVIEW FIRST EXTENSION OF TIME for an elementary school on 8.0 acres in a P-F (Public Facility) Zone. Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/sd/jo (For possible action) **BCC 7/21/21**

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.

IX. Next Meeting Date: July 13, 2021

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center- 4775 McLeod Dr.
<https://notice.nv.gov>



Paradise Town Advisory Board

June 8, 2021

MINUTES

Board Members:	John Williams –Chair- PRESENT Susan Philipp - Vice Chair- PRESENT Roger Haywood- PRESENT	Joh Wardlaw– PRESENT Katlyn Cunningham – PRESENT
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

- I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Jazmine Harris; Planning, Blanca Vazquez; Town Liaison

Meeting was called to order by Chair Williams, at 7:00 p.m.
- II. Public Comment:
None
- III. Approval of May 25, 2021 Minutes

Moved by: Philipp
Action: Approve with changes
Vote: 5-0 Unanimous

Approval of Agenda for June 8, 2021

Moved by: Wardlaw
Action: Approve with the hold of item #1
Vote: 5-0 Unanimous
- IV. Informational Items
None

V. Planning & 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**

HELD per applicant. Return to the July 13, 2021 Paradise TAB

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**

MOVED BY-Philipp
DENY
VOTE: 5-0 Unanimous

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**

MOVED BY-Wardlaw
APPROVE-Subject to staff conditions
ADDED CONDITION
• **Structure to remain a religious residence**
VOTE: 5-0 Unanimous

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**

MOVED BY-Wardlaw
APPROVE – Subject to staff conditions
VOTE: 5-0 Unanimous

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**

MOVED BY-Wardlaw
APPROVE – Subject to staff conditions
VOTE: 5-0 Unanimous

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**

MOVED BY-Wardlaw
APPROVE – Subject to staff conditions
ADDED CONDITION
• Southern 4 lots #9-12 to be single story homes only
VOTE: 5-0 Unanimous

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**

HELD to conduct a neighborhood meeting. Return to the June 29, 2021 Paradise TAB

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**

HELD to conduct a neighborhood meeting. Return to the June 29, 2021 Paradise TAB

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**

MOVED BY-Williams
APPROVE – Subject to staff conditions
VOTE: 5-0 Unanimous

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be June 29, 2021

IX. Adjournment
The meeting was adjourned at 9:12 p.m.

DRAFT

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) 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 a maximum of 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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

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May 12, 2021

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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.

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



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 (RNP-III)	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**

MOTEL
(TITLE 30)

NAPLES DR/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400093 (UC-18-1024)-LV GATEWAY 1, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow a proposed accessory structure (office building) to not be architecturally compatible with the existing principal buildings (motel); and 2) waive all applicable design standards for a proposed accessory structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height of block wall; 2) alternative block wall design; 3) reduced parking; 4) reduce setback for a trash enclosure adjacent to an existing residential development; 5) reduce setback for a trash enclosure; and 6) increase the length of a dead-end street (cul-de-sac) with a County approved turnaround.

DESIGN REVIEWS for the following: 1) convert and renovate an existing multiple family development (apartments) into a motel; 2) permit kitchens within rooms; and 3) proposed accessory office building on 0.5 acres in an H-1 (Limited Resort and Apartment)(AE-65) Zone.

Generally located on the north side of Naples Drive, 870 feet west of Paradise Road within Paradise. JG/lm/jo (For possible action)

RELATED INFORMATION:

APN:
162-22-301-005

USE PERMITS:

1. Allow a proposed accessory structure (office building) to not be architecturally compatible with the principal buildings (motel) where required per Table 30.44-1.
2. Waive design standards on all elevations for a proposed accessory structure where required per Table 30.56-2.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a proposed block wall to 8 feet where 6 feet is the maximum height permitted per Section 30.64.020 (a 33% increase).
2. Permit an alternative block wall design (split face CMU block and smooth finish) where a decorative block wall is required per Section 30.64.020.
3. Reduce parking to 14 parking spaces where 15 parking spaces are required per Table 30.60-1 (a 6.7% reduction).

4. Reduce the setback for a trash enclosure to 1 foot where a setback of 50 feet is required from any residential development (multiple family) per Section 30.56.120 (a 98% reduction).
5. Reduce the interior side setback for a trash enclosure to 1 foot where a setback of 10 feet is required per Table 30.40-7 (a 90% reduction).
6. Increase the length of a dead end-street (cul-de-sac) with a County approved turnaround to 1,030 linear feet where 500 feet is the maximum allowed per Chapter 30.52 and Uniform Standard Drawing 212 (a 106% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 406 E. Naples Drive
- Site Acreage: 0.5
- Project Type: Motel with proposed accessory office building
- Number of Stories: 2 (motel)/1 (office building)
- Building Height (feet): 27 (Building B)/13 (Buildings A and C)/9 (office building)
- Square Feet: 1,150 (Buildings A and C)/4,900 (Building B)/320 (office building)
- Parking Required/Provided: 15/14

Site Plan and Project Scope

The approved plans depict an existing multiple family development (apartments) consisting of 3 buildings located on 0.5 acres. The applicant is proposing to convert and renovate the existing apartment complex into a motel featuring 14 units. Renovations and repairs will be made to both the interior and exterior of the buildings. The exterior repair of the buildings consist of replacing the existing asphalt shingled roof with new asphalt shingles, repainting the façade of each building, and replacing the existing windows and doors of the buildings. In addition to the repairs to the existing buildings, a shipping container will be refurbished and converted into an office that serves the motel.

The motel consists of 3 buildings, A, B, and C. Buildings A and C measure 1,150 square feet each while Building B has an overall area of 4,900 square feet. A 320 square foot shipping container will be refurbished and converted into an office that will serve the motel. A 10 foot wide pedestrian walkway connects the office building to the proposed 5 foot wide sidewalk along Naples Drive. The office building is set back 24 feet from the south (front) property line adjacent to Naples Drive. An 800 square foot pool is proposed and will be centrally located within the project site. An outdoor fireplace and patio area are proposed at the northwest corner of the site, which serves as an additional guest amenity. A trash enclosure is proposed at the southeast corner of the site, and is set back 14 feet from the south (front) property line. The motel and proposed office require 15 parking spaces where 14 spaces are provided. The 14 parking spaces are located immediately south of the office building, and Buildings A and C. A landscape area with a minimum width of 5 feet separates the buildings from the parking spaces. Access to the project site is granted from Naples Drive.

Landscaping

The approved plans depict a landscape area with a minimum width of 5 feet located between Buildings A, C, and the proposed office building. The trees within the landscape area will consist of 15 gallon and 24 inch box trees. Two palm trees will be planted along the west side of the pool. A 15 gallon tree will be planted along the north side of the trash enclosure. Four trees surround the perimeter of the proposed fireplace and a trellis is located at the northwest corner of the property. Several additional trees are randomly distributed throughout the site. An 8 foot high wall consisting of smooth and split face CMU block is located along the west side of the subject property.

Elevations

Buildings A and C are single story, measure 13 feet in height, and consist of a pitched roof with asphalt shingles. The exterior of the buildings consist of stucco. Building B consists of 2 stories and measures 27 feet in height. Building B features a pitched roof with asphalt shingles and a wood paneled exterior. Buildings A through C will be painted with neutral, earth tone colors. The office building measures 9 feet in height and consists of vertical metal siding. Windows are featured on the north side of the office building and an entry door is located on the east side of the building. The south side of the container, oriented towards Naples Drive, features a freestanding planter with a decorative wire fence with plantings growing on and through it which will provide natural coverage.

Floor Plans

The previously approved proposed motel consists of 3 buildings featuring a total of 14 units. Buildings A and C include 2 units each and measure 1,150 square feet. Building B measures 4,900 square feet and includes 5 units on the first floor and 5 units on the second floor. Each unit contains a kitchen, bedroom, bathroom, and living room. The office building consists of 320 square feet and features a lobby area, office, and restroom facilities.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-1024:

Current Planning

- Motel and office building to be painted with neutral, earth tone colors;
- South side of office building to include a decorative wire fence with plantings;
- Office building shall be painted to match the existing on-site buildings;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Full off-site improvements;

- Off-site curb and gutter shall be either R-type or roll curb to allow the frontage of the site to be used as a driveway to access the parking spaces;
- Provide evidence of approval from the Department of Aviation for the cul-de-sac on APNs 162-22-304-001 & 002;
- Right-of-way dedication to include the portion of the cul-de-sac on Department of Aviation land, APNs 162-22-304-001 & 002, provide that Department of Aviation agrees to said dedication;
- Clark County Fire Prevention approval of all over-length cul-de-sacs.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998, and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant indicates that they have been consistently working with Clark County Building Department to complete the necessary building permits. They are eager to complete the project to help revitalize the street.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-1024	Motel with accessory office building	Approved by PC	February 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	C-2	Multiple family development
South	Commercial Tourist	H-1	Undeveloped
East	Commercial Tourist	H-1	Multiple family development
West*	Commercial Tourist	H-1	Alexis Park Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that the applicant has continually pursued building permits (BD20-30967, BD20-50011, BD20-50020) for the proposed project, and therefore, can support this request.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LV GATEWAY1 LLC

CONTACT: TYLER COLDWELL, 7539 SLIPSTREAM ST, LAS VEGAS, NV 89139



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-18-1024 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400093</u> DATE FILED: <u>5/25/2021</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>6/29/2021</u> PC MEETING DATE: <u>7/20/2021</u> BCC MEETING DATE: _____ FEE: <u>\$1425</u>
	PROPERTY OWNER NAME: <u>LV Gateway1 LLC</u> ADDRESS: <u>2764 N Green Valley Pkwy Suite 139</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-561-4362</u> CELL: <u>702-561-4362</u> E-MAIL: <u>frank_petrasich2000@yahoo.com</u>
	APPLICANT NAME: <u>LV Gateway1 LLC</u> ADDRESS: <u>2764 N Green Valley Pkwy Suite 139</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-561-4362</u> CELL: <u>702-561-4362</u> E-MAIL: <u>Frank_petrasich2000@yahoo.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Tyler Coldwell</u> ADDRESS: <u>7539 Slipstream St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>424-392-3805</u> CELL: <u>424-392-3805</u> E-MAIL: <u>Tyler@tylercoldwelldesign.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16222301005

PROPERTY ADDRESS and/or CROSS STREETS: 406 E Naples Dr Las Vegas, NV 89169

PROJECT DESCRIPTION: Conversion of a 14 unit apartment building to a boutique hotel.


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

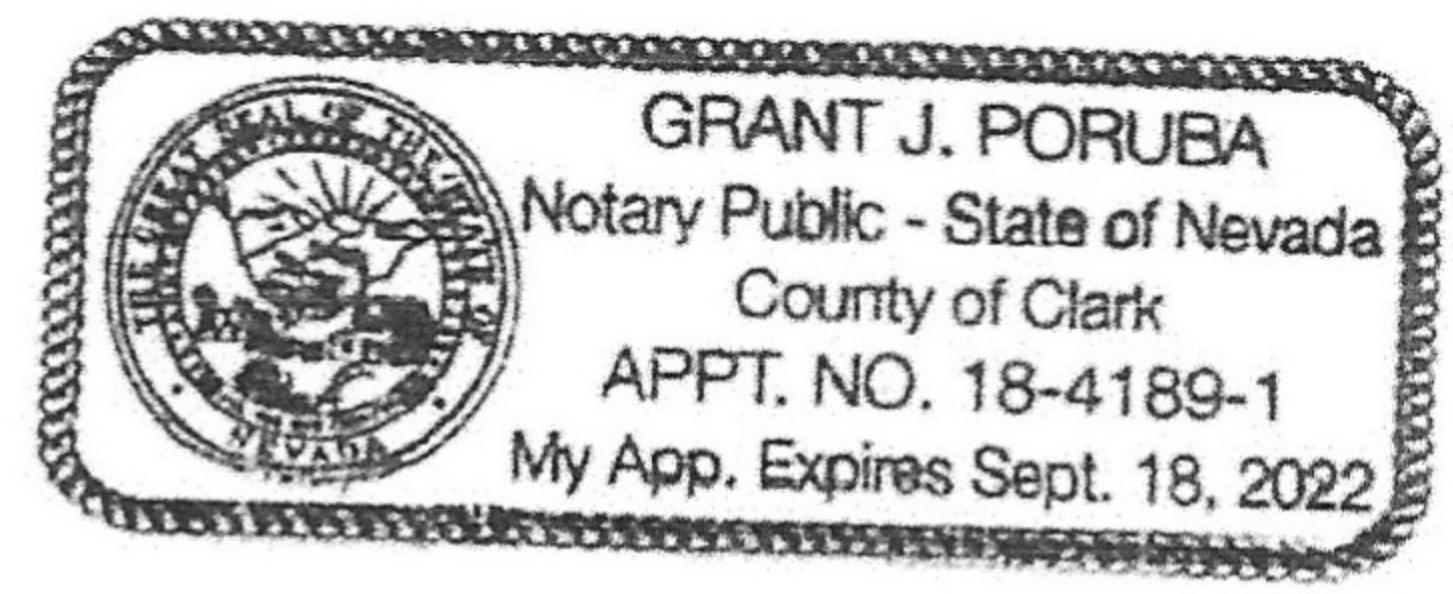

 Property Owner (Signature)*


 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 27, 2021 (DATE)
 By Frank Petrasich

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.

Tyler Coldwell

CEO Tyler Coldwell Design

424-392-3805

To Whom it May Concern,

I am writing a letter of justification regarding our property located at 406 E Naples. We are requesting an extension of our Entitlements which expired February 2021. We unfortunately did not realize they were expiring while we were consistently working with the city to obtain our building permits. My clients and I have been working very hard on this project and we know it will be a great asset to that community. We have already begun working on plans for additional properties adjacent as we hope to revitalize that street. We are very eager to bring this to fruition and appreciate your entertaining of our request for an extension. I am attaching an additional document showing all submission, corrections, and resubmittal dates for permits since October 2020 to demonstrate consistent work on the project.

Thank you,

Tyler Coldwell

RIGHT-OF-WAY
(TITLE 30)

PATRICK LN/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0263-CEDARROSA PERSONAL RESIDENCE TR & ZAMPINO CHRIS TRS:

VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Lamb Boulevard and Annie Oakley Drive within Paradise (description on file). JB/jor/jd (For possible action)

RELATED INFORMATION:

APN:

161-31-603-021; 161-31-603-031; and 161-31-603-032

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate a 10 foot wide portion of right-of-way (Patrick Lane) which runs along the south property lines of the existing residences located to the north on Assessor's Parcel Numbers APNs 161-31-603-021, 161-31-603-031, and 161-31-603-032. The applicant intends to use this portion of right of way to install landscaping and screening to connect between APN 161-31-603-021 and 161-31-603-032.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1367-97	Upgrade an overhead power transmission line	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
South	Business and Design/Research Park	M-D	Duck Creek Flood channel & industrial uses
West	Office Professional	C-P	Vacant

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 a portion of Patrick Lane right-of-way that is 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

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

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: JAMES WHEBLE

CONTACT: JAMES WHEBLE, 4162 E. PATRICK LN, LAS VEGAS, NV 89120



VACATION APPLICATION

PLANNER COPY

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 checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0263</u>	DATE FILED: <u>5/24/21</u>
		PLANNER ASSIGNED: <u>JR</u>	TAB/CAC DATE: <u>6/29/21</u>
		TAB/CAC: <u>PARADISE</u>	
		PC MEETING DATE: <u>7/20/21</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$ 875</u>	

pg 1

PROPERTY OWNER	NAME: <u>Lamb Property LLC Series 1</u>
	ADDRESS: <u>4162 E Patrick Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: _____ CELL: <u>702-338-7162</u>
	E-MAIL: <u>fourweebs@yahoo.com</u>

APPLICANT	NAME: <u>James R Wheble</u>
	ADDRESS: <u>4162 E Patrick Ln</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: _____ CELL: <u>702-338-7162</u>
	E-MAIL: <u>fourweebs@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>James R Wheble</u>
	ADDRESS: <u>4162 E Patrick Ln</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: _____ CELL: <u>702-338-7162</u>
	E-MAIL: <u>fourweebs@yahoo.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-31-603-032

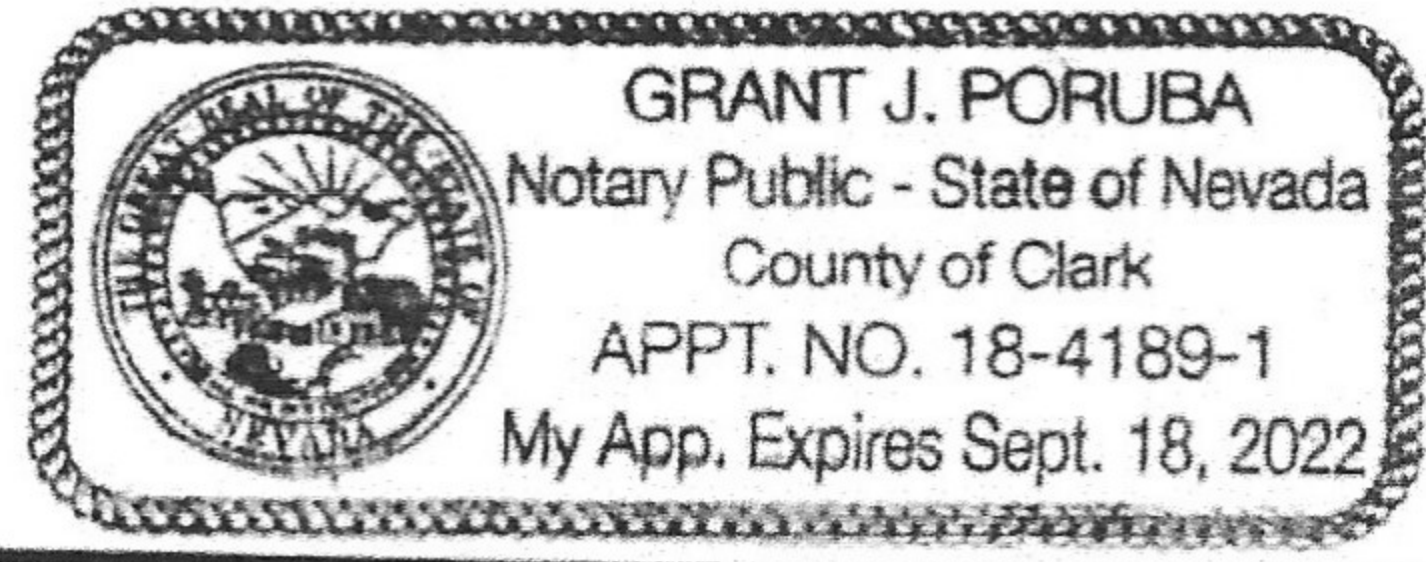
PROPERTY ADDRESS and/or CROSS STREETS: 6085 S Lamb Blvd Lamb Blvd and Patrick Lane

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.

James R Wheble
Property Owner (Signature)*

James R Wheble
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 30th, 2021 (DATE)
 By James R. Wheble
 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.

VS-21-0263

PLANNER
COPY

JL

May 6, 2021

Re: Vacation of right-of-way parcels # 161-31-699-024 and #161-31-699-023

To whom it may concern,

We are requesting the above parcels be vacated and returned to the original parcels from which it was taken as part of Patrick Lane extension.

We intend to use the parcels that are adjacent to 4142 E Patrick Lane and 4162 E Patrick Lane as landscape buffers. We intend to use the part that is adjacent to 6085 S Lamb Blvd as part of the backyard. We intend to construct a 6' block wall along the south property line to connect to an existing wall that runs north and south between 4162 E Patrick and 6085 S Lamb.

Sincerely,

James R Wheble

4

RIGHT-OF-WAY
(TITLE 30)

WIGWAM AVE/EASTERN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0273-MCCRAY JAMES & DELOIS:

VACATE AND ABANDON a portion of a right-of-way being Wigwam Avenue located between Eastern Avenue and Via De Bellasidra Court within Paradise (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
177-14-602-012

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans show the vacation and abandonment of a 5 foot wide portion of the west side of Wigwam Avenue to accommodate a detached sidewalk in conjunction with an approved place of worship.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0696	For a place of worship	Approved by PC	October 2019
ZC-0354-03	Reclassified the project site from R-E to C-P zoning for an office complex	Denied by BCC	May 2003

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of a portion of Wigwam Avenue right-of-way to accommodate detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES MCCRAY

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119



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 checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0273</u>	DATE FILED: <u>5-26-21</u>
		PLANNER ASSIGNED: <u>PK</u>	TAB/CAC DATE: <u>6-29-21</u>
		TAB/CAC: <u>Paradise</u>	PC MEETING DATE: <u>7-20-21</u>
		BCC MEETING DATE: _____	R.E UC-19-0696
		FEE: <u>\$875.00</u>	RL MN

PROPERTY OWNER	NAME: <u>James and Delois McCray</u>
	ADDRESS: <u>2070 Rose Pine Court</u>
	CITY: <u>Henderson</u>
	STATE: <u>NV</u>
	ZIP: <u>89052</u>
	TELEPHONE: _____
	CELL: <u>720-494-8733</u>
	E-MAIL: <u>jhmccray@yahoo.com</u>

APPLICANT	NAME: <u>St, Matthew Baptist Church</u>
	ADDRESS: <u>2070 Rose Pine Court</u>
	CITY: <u>Henderson</u>
	STATE: <u>NV</u>
	ZIP: <u>89052</u>
	TELEPHONE: _____
	CELL: <u>702-494-8733</u>
	E-MAIL: <u>jhmccray@yahoo.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>JPL Engineering, Inc.</u>
	ADDRESS: <u>6725 S. Eastern Ave, Suite 5</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89119</u>
	TELEPHONE: <u>702-898-6269</u>
	CELL: <u>702-898-6269</u>
	E-MAIL: <u>james@jplengineeringinc.com</u>
	REF CONTACT ID #: <u>125395</u>

ASSESSOR'S PARCEL NUMBER(S): 177-14-602-012

PROPERTY ADDRESS and/or CROSS STREETS: 2220 E Wigwam Ave (West of Eastern Ave)

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.

Delois McCray
James H. McCray
 Property Owner (Signature)*

DeLois McCray
JAMES H-MCCRAY
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/10/2020 (DATE)
 By Delois McCray and James McCray

NOTARY PUBLIC: Shirley Hoover

5

*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.

VS-21-0273

April 23, 2021

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

RE: Vacation of ROW for portion of Wigwam Ave APN 177-14-602-012 to Accommodate Detached Sidewalk per UC19-0696

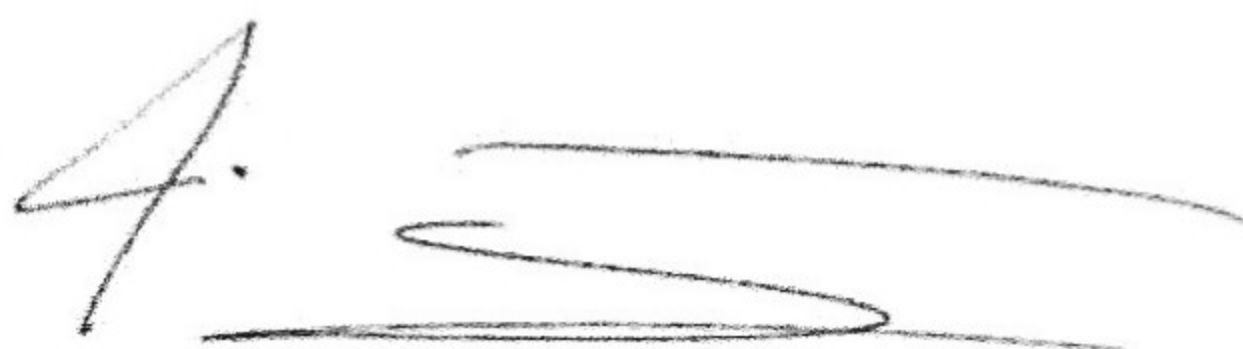
On behalf of the applicant, JPL Engineering Inc. respectfully requests your consideration of the above referenced vacation.

This vacation is to accommodate a detached sidewalk and landscape buffers which required a total of 15' total (5' landscape-from back of curb, 5 sidewalk, 5 landscape) adjacent to arterial street per Title Section 30.64-17. The vacated portion will then be dedicated back as pedestrian access easement.

This vacations are consistent with the overall land use of the area and will have not adverse impact on the adjacent properties.

Should you have any questions regarding the project please don't hesitate to contact our office at (702) 898-6269.

Sincerely,



James P. Lopez
Principal Engineer

07/20/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

PECOS RD/MAULE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0256-OCOTILLO OASIS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height
DESIGN REVIEWS for the following: **1)** single family residences; and **2)** walls in conjunction with an approved single family subdivision on 12.9 acres in a R-E (Rural Estates Residential) Zone.

Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. JG/jt/jo (For possible action)

RELATED INFORMATION:

APN:

178-06-301-013

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall height to 13 feet (5.5 foot retaining wall with 7.5 foot screen wall) where 9 feet (3 foot retaining wall with 6 foot screen wall) is the maximum per Section 30.64.050 (a 45% 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: 12.9
- Number of Lots: 24
- Project Type: Single family residences and increase wall height
- Number of Stories: 2
- Building Height (feet): Up to 28
- Square Feet: 3,828 to 6,529

Overview

This application is for new designs for the single family residential homes and to increase wall height in conjunction with a previously approved single family residential subdivision.

Site Plans

The previously approved plans show a single family residential development consisting of 24 lots on 12.9 acres at a density of 1.9 du/ac. The site has access to Pecos Road via a 58 foot wide private street entrance and 43 foot wide private streets with sidewalk on 1 side of the street with roll-curb and gutter. Two private cul-de-sacs extend to the south of the main street. The cul-de-sacs are 39 feet wide from back of curb to back of curb (roll-curb and gutter) with sidewalks on 1 side of the cul-de-sacs. The private street has a gated entry set back 57 feet from Pecos Road. A 10 foot wide landscape area is located adjacent to Pecos Road.

The increased wall heights are proposed around the perimeter of the single family residential subdivision. On the west side of the subdivision, adjacent to Pecos Road, the wall height will be increased to 7.5 feet. A similar 7.5 foot high wall will also be installed along the south side of the site adjacent to the Duck Creek Flood Channel and along the western side of the northern property line. On the east side of the northern property line and along the east property line, the 7.5 foot high wall will include a retaining wall up to 5.5 feet high. The plans note that the walls along the north and east property lines will comply with the redundant wall requirements, which state that the separation between the walls will be 4 inches or less or at least 30 inches wide, and the gap at the end shall be secured with a see-thru locked gate.

Elevations

The design of the single family residences includes multiple contemporary models with flat roofs and multiple off-set surface plans. Exterior materials include stone veneer and stucco painted in earth tones. Maximum height of the 1 story homes is 19 feet, and maximum height of the 2 story homes is 28 feet. Rooftop decks are included as an option on certain 2 story models.

Floor Plans

The 4 models include a single story 3,828 square foot home, a single story 4,390 square foot home, a 2 story 5,887 square foot home, and a 2 story 6,529 square foot home.

Applicant's Justification

According to the applicant, the increased wall height along Pecos Road will help alleviate noise generated by the traffic along the arterial street. In addition, the increased wall height will provide additional security for the guard gated community. The natural topography of the site slopes west to east; however, due to the constraints of the Duck Creek Flood Channel to the south and the existing single family residential developments to the north and east, the sewer connection for the development must drain west to Pecos Road; therefore, the increased fill necessitates the retaining walls along portions of the north and eastern property lines. Furthermore, the applicant indicates that over-height walls are existing in this area along Pecos Road, and the increased wall height is appropriate for the community.

Regarding the design of the residences, the applicant states that the contemporary homes will beautifully blend physical nature with human nature. The prevalence of strong clean lines define the modern architecture, and the side loaded garages reduce the prevalence of garage doors and create variations in building massing and articulation.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400031 (WS-0456-14)	Third extension of time to waive streetlights along Pecos Road	Approved by PC	May 2021
ET-20-400174 (WS-18-0654)	First extension of time to waive off-site improvements	Approved by BCC	February 2021
WS-18-0654	Waived full off-site improvements and a design review to increase finished grade for a single family residence	Approved by BCC	October 2018
TM-18-500149	24 lot residential subdivision	Approved by BCC	October 2018
ET-18-400179 (WS-0456-14)	Second extension of time to waive streetlights along Pecos Road	Approved by BCC	October 2018
ET-18-400156 (WS-0323-16)	Second extension of time to commence increased wall height	Approved by PC	August 2018
WS-0456-14 (ET-0100-16)	First extension of time to waive streetlights along Pecos Road	Approved by PC	August 2016
WS-0323-16	Original request to increase wall height for an approved residential subdivision	Approved by PC	June 2016
VS-0040-14 (ET-0040-16)	First extension of time to vacate and abandon portions of right-of-way being Pecos Road and Maule Avenue	Approved by BCC	May 2016
TM-0012-14 (WC-0020-16)	Waived the condition on the tentative map requiring custom homes and not tract homes - expired	Approved by BCC	April 2016
WS-0456-14	Waived streetlights along Pecos Road	Approved by PC	July 2014
TM-0012-14	Original application for 24 single family residential lots - expired	Approved by BCC	April 2014
VS-0040-14	Vacated and abandoned a portion of right-of-way being Pecos Road and Maule Avenue	Approved by BCC	April 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential, undeveloped, & flood control channel
East	City of Henderson	RS	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards & Design Review #2

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.

An increase in screen wall heights along Pecos Road is typical in this area, and the increased wall height will help reduce traffic noise for the future single family residents. Also, the increased retaining wall height is necessary due to the topography of the site and constraints of the surrounding development. Lastly, the site has already been approved for increased finished grades up to 60 inches per WS-18-0654. As a result, staff does not anticipate any negative impacts, and staff can support the request.

Design Review #1

The proposed single family residences with multiple contemporary designs create an orderly and aesthetically pleasing environment that is harmonious and compatible with development in the area; therefore, staff can support the 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CHRIS ARMSTRONG

CONTACT: CHRIS ARMSTRONG, OLYMPIA COMPANIES, 11411 SOUTHERN
HIGHLANDS PARKWAY #300, LAS VEGAS, NV 89141

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 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-21-0256</u> DATE FILED: <u>5/25/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>PAPADISE</u> TAB/CAC DATE: <u>6/29/21</u> PC MEETING DATE: <u>7/20/21</u> BCC MEETING DATE: _____ FEE: <u>\$1,150.00</u>
	PROPERTY OWNER NAME: <u>Ocotillo Oasis - Bruce Albert</u> ADDRESS: <u>16 Fairwind</u> CITY: <u>Newport Coast</u> STATE: <u>CA</u> ZIP: <u>92657</u> TELEPHONE: <u>949-419-3270</u> CELL: _____ E-MAIL: <u>bruce.m.albert@gmail.com</u>
	APPLICANT NAME: <u>LV Development Services - Chris Armstrong</u> ADDRESS: <u>1975 Village Center Circle Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-204-9989</u> CELL: <u>702-204-9989</u> E-MAIL: <u>carmstrong@olympiacompanies.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 178-06-301-013

PROPERTY ADDRESS and/or CROSS STREETS: Pecos/ Warm Springs

PROJECT DESCRIPTION: Request for wall heights up to 8'

(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] Bruce Albert
 Property Owner (Signature)* Property Owner (Print)

STATE OF California
 COUNTY OF Orange
 SUBSCRIBED AND SWORN BEFORE ME ON April 12th, 2021 (DATE)
 By Bruce Albert
 NOTARY PUBLIC: [Signature]

SEE ATTACHED CERTIFICATE

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

LV DEVELOPMENT PARTNERS

May 25, 2021

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

WS-21-0256

RE: OASI ESTATES – Justification/ Project Description Letter –Waiver of Development Standards for Wall Heights APN: 178-06-301-013

Dear Sir/Madam,

Please accept this letter and required attached documentation to support the application for a request for over height retaining walls for up to 5.3' where 3' are permitted, and screen wall heights up to 7.5 feet where 6' is permitted, for an overall height of 12.8', where 9' is permitted. The retaining wall increase request is for very limited areas.

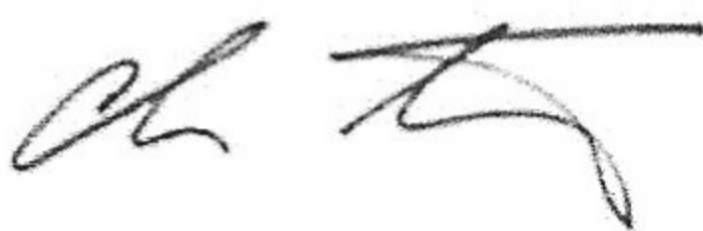
The request for 7.5 foot screen wall is particularly important along Pecos Road, a one-hundred foot ROW with significant noise from traffic (20,000 average daily trips). The additional height will also provide added security for this guard gated community. Further advancement of the design of the civil plans of the 24 lot community necessitates approximately 30,000 yards of fill to allow the property to sewer back to Pecos Road. The natural topography falls from west to east, but due to the development constraints of the Duck Creek Channel to the south and the developed lots to the east and north, there are no other alternatives to sewer the property and the limited over-height retaining wall are necessary. The retaining walls are primarily located along the eastern boundary of the property along Lots 10 and 11. There are no homes that are immediately impacted by the increase. Retaining walls will otherwise vary from 24"-32", so the overall height with the 7.5' retaining wall does not exceed 10.5' in height in these areas. Otherwise, generally, the wall heights do not exceed 9' as permitted by code.

The property consists of 24 lots on 12.9 acres for a density of 1.87 du/ac. Lot sizes range from 20,281 to 28,832 gross square feet. To the north, west, and east is a mix of R-E zoned property on large lot. To the south is the existing Duck Creek drainage facility.

WS-18-0654 was approved with an extension of time in early 2021 to waive off-sites to support rural standards typical along Pecos Road in this area, as well as to increase finished grade heights. TM-18-149 approved the 24 lots.

Due to the constraints of the Duck Creek Channel to the south, and the inability to sewer to the east, the 30,000 +/- yards of import material necessary to raise the western edge of the property and permit the property to sewer back to Pecos; and the over-height retaining walls are necessary to support the fill material on lots 10 & 11. The request for 7.5' high screen walls will help to mitigate the traffic noise impacts of Pecos Road close to 20,000 average daily trips, and provide additional security measures. Additionally, there are numerous conditions along Pecos where walls at equal to or greater than this height exist. Including APNS: 177-01-701-004, 006, 009 immediately to the west, and 178-06-410-007-010 to the immediate south. For these reasons, we respectfully request Staff's favorable recommendation of the request.

Sincerely,



Chris Armstrong
702-204-9989

SETBACK REDUCTION
(TITLE 30)

NICOLE ST/SANDHILL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0265-ANDERSON RYAN & NICOLE:

WAIVER OF DEVELOPMENT STANDARDS for reduced front setback for an existing single family residence on 0.2 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the north side of Nicole Street, 356 feet west of Sandhill Road within Paradise. JG/jor/jo (For possible action)

RELATED INFORMATION:

APN:

161-30-416-003

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback of a single family residence addition to 25 feet, 7.5 inches where 30 feet is the minimum per Table 30.40-1 (a 14% decrease).

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3738 Nicole Street
- Site Acreage: 0.2
- Project Type: Front setback reduction
- Number of Stories: 1
- Building Height/(feet): 14 (existing residence)/11 feet, 8 inches (addition to the front of the residence)
- Square Feet: 2,074 (existing residence)/310 (addition to the front of the residence)

Site Plan

The site plan depicts an existing single family residence located on the north side of Nicole Street, approximately 356 feet west of Sandhill Road. This subdivision was reclassified to R-D zoning in 1976 via ZC-0140-76 and the front of the home faces south towards Nicole Street. The residence was constructed in 1977, and the front setback of the home is currently 25 feet, 7.5 inches from the south property line (front yard). Staff considers this site as a legal non-conforming structure since it was constructed prior to the current development code (Title 30).

The applicant is proposing to construct an addition to the south facing elevation (front) of the home. The proposed addition will match the existing front setback of 25 feet, 7.5 inches.

Landscaping

Landscaping is neither required nor a part of this request.

Elevations

The elevation plan depicts an existing single family residence with an overall height of 14 feet. The proposed addition will have an overall height of 11 feet, 8 inches and will match the existing residence. The addition will have exterior materials, stucco walls, and matching roof with shingles.

Floor Plans

The proposed addition will consist of a bedroom, a bathroom, and a closet.

Applicant's Justification

The applicant has active residential building permits with the Building Department (BD-20-51152). The applicant needs to construct the building addition in order to have an additional family member (mother-in-law) reside with them.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0140-76	Reclassified 45 acres from R-E zoning to R-D zoning for single family residential subdivision consisting of 54, 10,000 square foot minimum lots in addition to 43, R-E zoned 20,000 square foot minimum lots	Approved by BCC	October 1976

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 5 du/ac)	R-1	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
West	Residential Low (up to 3 du/ac)	R-D	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The proposed setback reduction does not create a negative visual impact to the site or any hindrances to the neighbors located to the east and west. Photographs show that there is still ample mature landscaping located in the front yard which helps visually mitigate the reduced setback. The existing garage on the west side of the home currently has a 25 foot, 7.5 inch setback and the home was constructed in 1977. The plans show that the residential building addition creates a symmetric design of the home, and will not negatively impact the site.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WAYNE SCOTT SHUMSKER

CONTACT: WAYNE SHUMSKER, 10346 JADE GARDENS DRIVE, LAS VEGAS, NV
89135

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 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-21-0065</u> DATE FILED: <u>5/24/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>6/29/21</u> PC MEETING DATE: <u>7/20/21</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>Ryan Anderson</u> ADDRESS: <u>3738 Nicole St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: _____ CELL: <u>702.882.3271</u> E-MAIL: <u>kostonklone1979@yahoo.com</u>
	APPLICANT NAME: <u>same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Wayne Shumsker</u> ADDRESS: <u>10346 Jade Gardens Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702.591.2695</u> CELL: <u>702.591.2695</u> E-MAIL: <u>wayne.shumsker@wayne-cs.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-30-416-003

PROPERTY ADDRESS and/or CROSS STREETS: 3738 Nicole St. Las Vegas, NV 89120

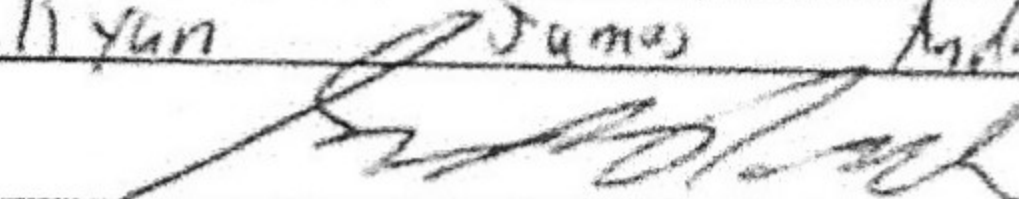
PROJECT DESCRIPTION: Room Addition

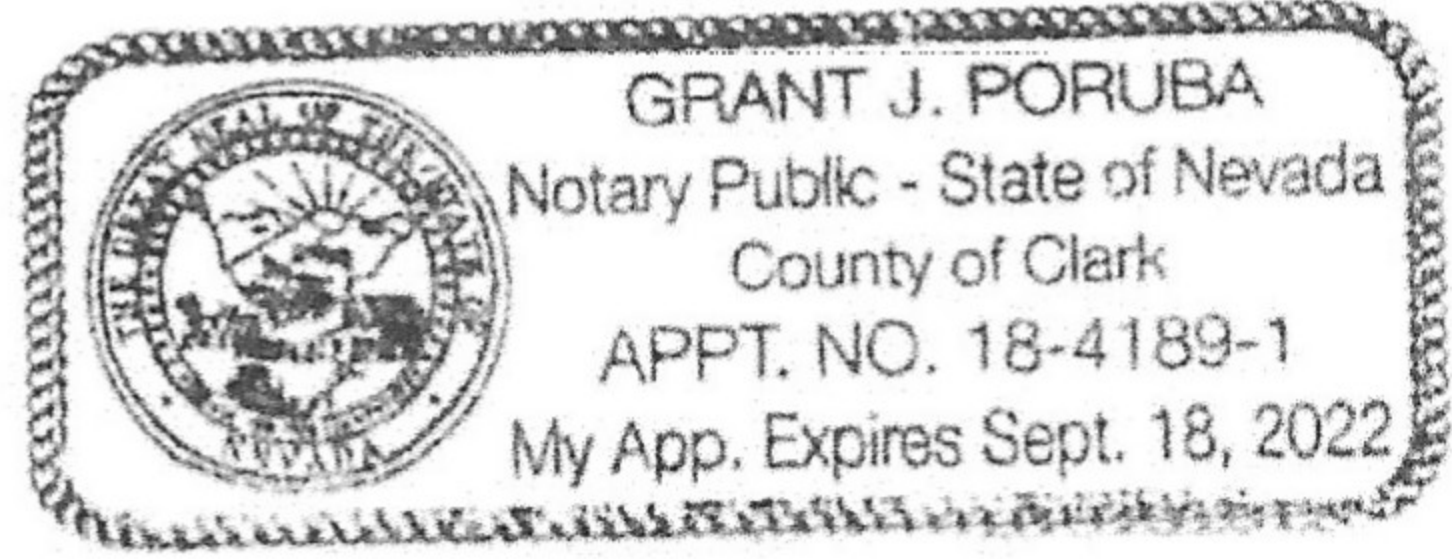
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 16th 2021 (DATE)
 By Ryan James Anderson

NOTARY PUBLIC: 



7

*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.

May 20, 2021

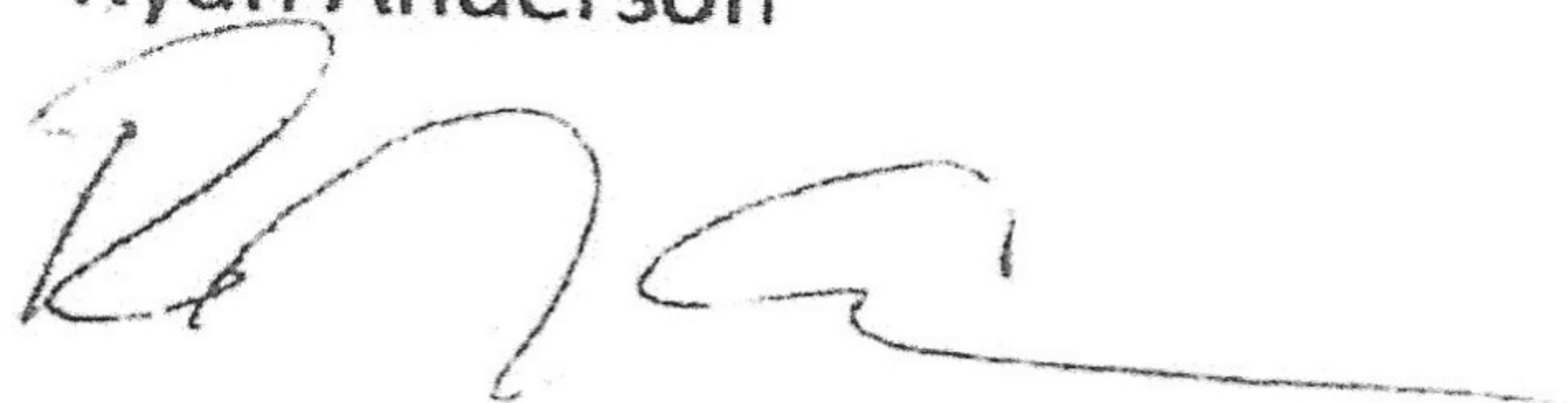
WS-21-0265

To Whom It May Concern:

We are requesting a waiver of development standards to reduce the front set back to 25 feet, 7 ½ inches where 30 feet is required per Table 30.40-1.

Sincerely,

Ryan Anderson



PLANNER
COPY

Nicole Anderson



Nancy Portalatin



ACCESSORY BUILDING
(TITLE 30)

KAMDEN WY/VIKING RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0276-GUZMAN GABINA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce building separation for an accessory building in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Kamden Way and the south side of Viking Road within Paradise. TS/ja/jo (For possible action)

RELATED INFORMATION:

APN:
162-14-810-026

WAIVER OF DEVELOPMENT STANDARDS:

1. Reduce the side street (corner) setback for an accessory building to 4 feet where 10 feet is required per Table 30.40-2 and Section 30.56.040 (a 60% reduction).
2. Reduce the building separation between a single family residence to an accessory building to 2 feet 5 inches where 6 feet is required per Table 30.40-2 (a 60% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 3910 Kamden Way
- Site Acreage: 0.2
- Project Type: Accessory building
- Number of Stories: 1
- Building Height (feet): 11 feet 6 inches
- Square Feet: 189

Site Plans

The plans depict a single family residence centrally located on the property with access from Kamden Way on the west side of the lot and a swimming pool located in the southeast portion of

the lot. The accessory building is located 2 feet 5 inches to the north of the residence and 4 feet from the side (north) property line.

Landscaping

Mature landscaping exists on the property. Additional landscaping is not proposed nor required for this application.

Elevations

The plans depict an 11 foot 6 inch high storage building with a pitched roof. The exterior façade consists of stucco with colors to match the existing residence.

Floor Plans

The storage building with an open floor plan is 189 square feet.

Applicant's Justification

The applicant indicates the storage building was inadvertently built without building permits.

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

Clark County Public Response Office (CCPRO)

CE20-11187 is an active violation for building an accessory building without permits.

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

In order to promote an open streetscape, staff typically does not support reductions to the street setback. However, it may be possible to plant several columnar trees between the structure and the wall that would help soften the impact of the structure from the street. However, the applicant has not proposed to provide any mitigating measures to buffer the structure from the street; therefore, staff recommends denial.

Waiver of Development Standards #2

The building separation reduces the bulk and mass of a residence alongside an accessory structure. Like the request above, the front yard can accommodate landscaping to mitigate the perceived mass of the residence and accessory building in close proximity; however, since staff does not support the reduced side street setback, staff does not support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Plant 1 medium tree in the northwest corner (front yard) of the lot;
- Plant 3 columnar trees between the perimeter wall and the accessory building;
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GABINA GUZMAN

CONTACT: AL VELASCO, 2120 RAMROD AVE UNIT 1317, HENDERSON, NV 89014



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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-21-0276</u> DATE FILED: <u>5/27/2021</u> PLANNER ASSIGNED: <u>JAD</u> by <u>LMN</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>4/29/2021</u> PC MEETING DATE: <u>7/20/2021</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$ 775</u>
	PROPERTY OWNER NAME: <u>GABINA GUZMAN</u> ADDRESS: <u>3910 KAMDEN WAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-504-6072</u> CELL: <u>702-504-6072</u> E-MAIL: <u>gabyguzmanrmz@gmail.com</u>
	APPLICANT NAME: <u>GABINA GUZMAN</u> ADDRESS: <u>3910 KAMDEN WAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-504-6072</u> CELL: <u>702-504-6072</u> E-MAIL: <u>gabyguzmanrmz@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>AL VELASCO</u> ADDRESS: <u>2120 RAMROD AVE</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: _____ CELL: <u>7024390422</u> E-MAIL: <u>alvelasco7@hotmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-14-810-026

PROPERTY ADDRESS and/or CROSS STREETS: 3910 KAMDEN WAY

PROJECT DESCRIPTION: DETACHED STORAGE ADDITION

(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.

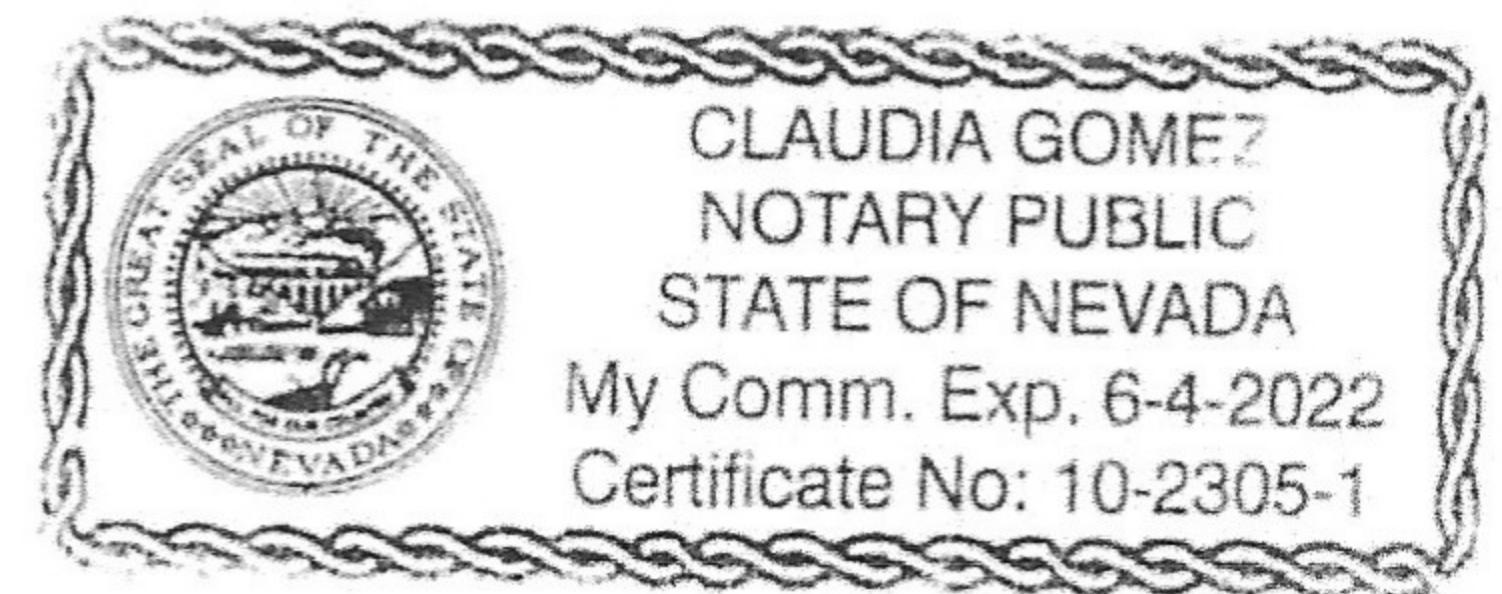
GABINA GUZMAN RAMIREZ Gabina Guzman Ramirez
Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 27, 2021 (DATE)

By Gabina Guzman Ramirez

NOTARY PUBLIC: Claudia Gomez



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

JUSTIFICATION LETTER

Gabina Guzman

3910 Kamden Way
Las Vegas NV 89119

WS-21-0276

APR/2021

Commissioners.

I am formally requesting a waiver of standards to reduce side setback and building separation for an accessory structure.

The use of the structure is storage and the size is 15'x12'

I have built storage in the front side corner of my property without having knowledge of the building requirements and I am asking for your consideration in this matter.

Thanks

Gabina Guzman

8

SCHOOL
(TITLE 30)

CHEROKEE LN/ALGONQUIN DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400088 (ZC-19-0197)-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEW FIRST EXTENSION OF TIME for an elementary school on 8.0 acres in a P-F (Public Facility) Zone.

Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/sd/jo (For possible action)

RELATED INFORMATION:

APN:
162-14-202-001

LAND USE PLAN:
WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:
Project Description
General Summary

- Site Address: 1560 Cherokee Lane
- Site Acreage: 8
- Project Type: Elementary school
- Number of Stories: 1 & 2
- Building Height (feet): Up to 40
- Square Feet: 100,531
- Parking Required/Provided: 62/158

Site Plans

The approved plans depict a proposed elementary school consisting of 2 school buildings, a central plant, play areas, athletic courts, and parking areas. A single story main school building is located in the center of the site. A 2 story school building is located to the south of the main building. A central plant is located to the west of the single story building. A courtyard with concrete paving and landscaping is located between the 2 buildings. A bus drop-off area is located to the south of the buildings adjacent to Cherokee Lane and a parking lot is located to the north of the buildings. An 8,853 square foot Pre-K and kindergarten turf play area is located to the northeast of the single story building and a 17,900 square foot turf play area is located to the southeast of the 2 story building. A play area with athletic courts is located to the east of the 2 story building on the south side of the site. The site will have access to Cherokee Lane via 2 way driveways that circle the proposed elementary school facility.

Landscaping

The approved plans depict a minimum 10 foot wide landscape area adjacent to an attached sidewalk along Cherokee Lane. A 9 foot wide landscape area is located along the north, east, and west property lines. Interior parking lot landscaping is distributed throughout the parking lot and additional landscaping is located adjacent to the school buildings.

Elevations

The single story building has a varied roofline with a maximum height of 26 feet, while the 2 story building has a varied roofline with a maximum height of 40 feet. Both buildings will have similar facades that include flat roofs with parapet walls, split-face and smooth face CMU walls, and metal panels.

Floor Plan

The school buildings will include 57 classrooms plus administrative offices, resource center, multi-purpose room, and other ancillary rooms to serve the operations of the school. The first floor of the 2 story building is separated by an outdoor multi-purpose patio area and the second floor is connected by a patio area and resource center. The gross building area is approximately 100,531 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-19-0197:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

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 #0103-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The Clark County School District requests an extension of time on the design review approved in the zone change application ZC-19-0197 for the replacement of an existing elementary school,

Ruby Thomas Elementary School located at 1560 Cherokee Lane, Las Vegas, NV. The district is respectfully requesting a 2 year extension of time on this land use application for the construction of the school. The district continues to believe the design and construction of the school will accommodate the needs of the staff, students, and community of this area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0520	Increased grade and allowed retaining walls	Approved by BCC	April 2021
ZC-19-0197	Reclassified 8 acres from R-1 to P-F zoning, and design review for a school	Approved by BCC	May 2019
ZC-1482-98	Addition to an existing school - zone change was withdrawn by the applicant	Approved by BCC	November 1998

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

This request is the first extension of time for this property and the applicant has submitted documents for permit review that include grading, drainage study, off-site permits, and bonds. Staff can support this request for an extension of time for 2 years.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until June 16, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

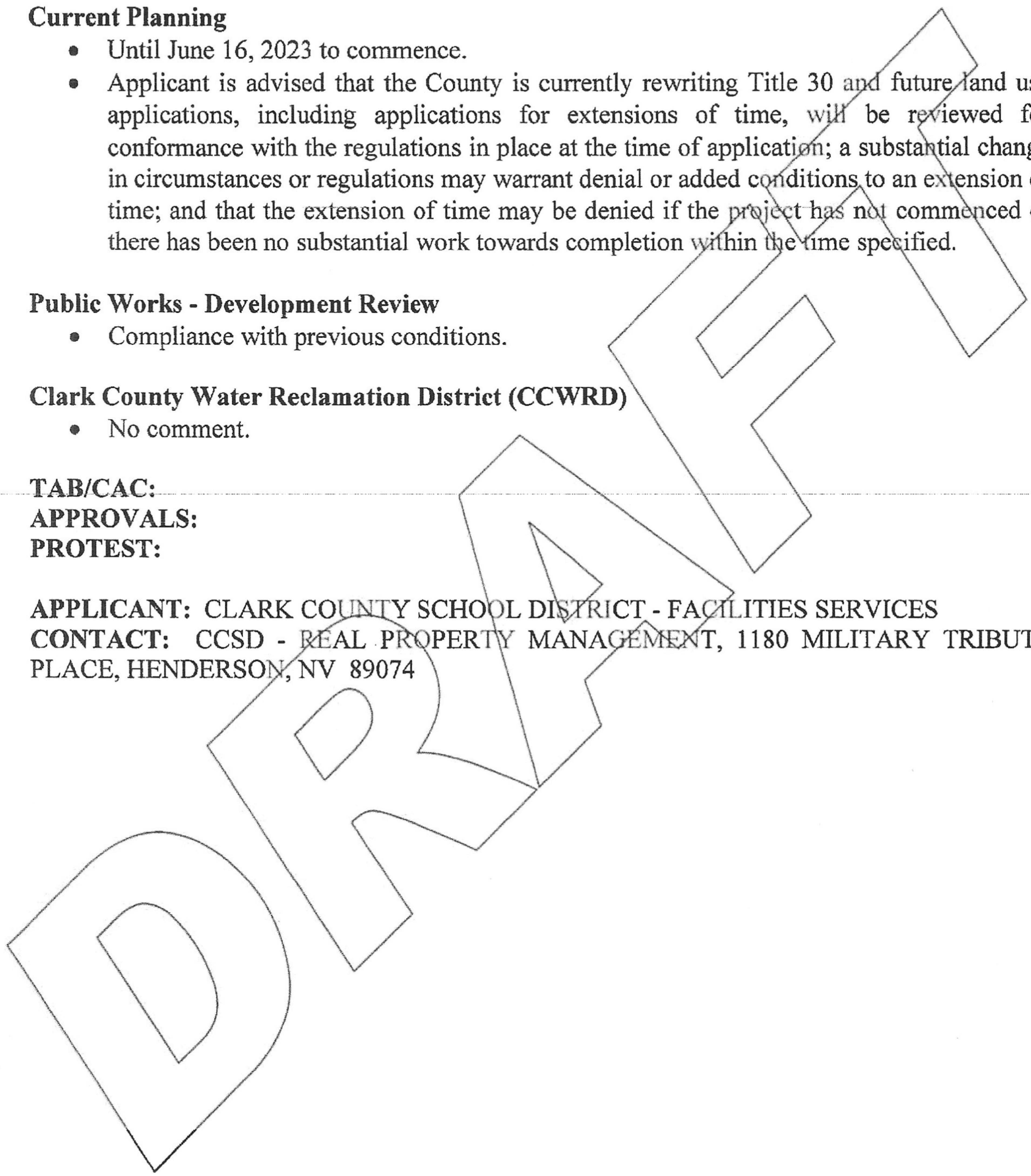
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT - FACILITIES SERVICES

CONTACT: CCSD - REAL PROPERTY MANAGEMENT, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ZC-19-0197) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>Et-21-400088</u> DATE FILED: <u>5/18/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>6/29/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/21/21</u> FEE: <u>\$ 300.60/00</u>
	PROPERTY OWNER NAME: <u>School Board of Trustees</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Clark County School District - Facilities Services</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Lucia Gonzalez - CCSD Real Property Management</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214 ext. 5419</u> CELL: <u>702-343-0926</u> E-MAIL: <u>Gonzal13@nv.ccsd.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-14-202-001

PROPERTY ADDRESS and/or CROSS STREETS: 1560 Cherokee Lane, Las Vegas, NV 89169

PROJECT DESCRIPTION: Replacement of Ruby Thomas Elementary School

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


 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON April 21, 2021 (DATE)
 By Jeff Wagner
 NOTARY PUBLIC: Cheryl Bace


 Property Owner (Print)



CHERYL BACE
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 17-1678-1
 MY APPT. EXPIRES JANUARY 26, 2025

*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.

April 23, 2021

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

ET-21-400088

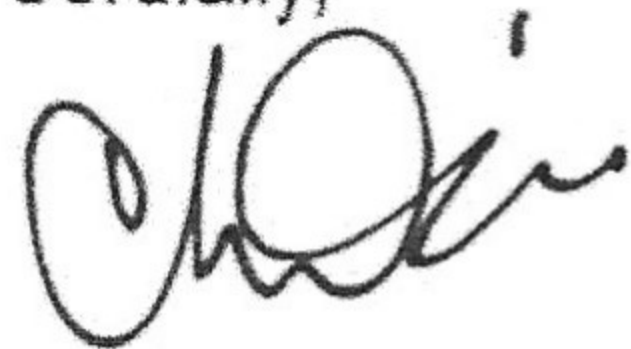
Re: Extension of Time Justification Letter

Pursuant to Section 30.16.200 of the Clark County (County) Title 30 Development Code, the Clark County School District (District) respectfully requests an Extension of Time on the Design Review approved in the Zone Change application ZC-19-0197 for the replacement of an existing elementary school, Ruby Thomas Elementary School (School) located at 1560 Cherokee Lane, Las Vegas, NV 89169; Assessor's Parcel Number 162-14-202-001.

The District is respectfully requesting a two-year extension of time on this land use application for the construction of the School.

The District continues to believe the design and construction of the School will accommodate the needs of the staff, students, and community of this area. Thank you for your consideration of this request. Please do not hesitate to contact Lucia Gonzalez with any questions at (702) 799-5214 extension 5419 or via email at Gonzal13@nv.ccsd.net.

Cordially,



Chris Dingell, Coordinator IV
Real Property Management

Cc: Cameron Tate, Knit Studios
Alan Imperial, CCSD – Project Manager