



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

April 28, 2022

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Victoria Bonner at 702-335-9205.
 - 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: Christopher Fobes, Chairperson
Greg Konkin-, Vice Chairperson
Geraldine Ramirez
Amy Beaulieu

Secretary: Victoria Bonner, 702-335-9205, victoria.tabsecretary@gmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

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

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

- III. Approval of Minutes for March 31, 2022. (For possible action)
- IV. Approval of the Agenda for April 28, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

1. **NZC-22-0176-MOSER INEZ E:**

ZONE CHANGE to reclassify 5.4 acres from an R-2 (Medium Density Residential) Zone and a C-2 (General Commercial) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced landscaping; and **2)** reduce street intersection off-set.

DESIGN REVIEW for a proposed single family residential development. Generally located on the east side of Boulder Highway and the north side of Whitney Avenue within Whitney (description on file). JG/rk/jo (For possible action) 05/17/22 PC

2. **TM-22-500063-MOSER INEZ E:**

TENTATIVE MAP consisting of 42 single family residential lots and common lots on 5.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Boulder Highway and the north side of Whitney Avenue within Whitney. JG/rk/jo (For possible action) 05/17/22 PC

3. **WS-22-0157-SYLVESTRE RAYMOND P & LOURDES:**

WAIVER OF DEVELOPMENT STANDARDS for setbacks in conjunction with a single family residence on a 0.2 acre parcel in an R-1 (Single Family Residential) Zone. Generally located on the south side of Waltham Lane and the west side of Graham Avenue within Whitney. JG/nr/syp (For possible action) 05/17/22 PC

4. **WS-22-0181-MEVIUS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** eliminate cross access; **3)** reduce parking; and **4)** reduce driveway width.

DESIGN REVIEWS for the following: **1)** office/warehouse facility; and **2)** finished grade on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Stephanie Street, 875 feet north of Emerald Avenue within Whitney. JG/jvm/ja (For possible action) 05/18/22 BCC

- 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: May 12, 2022.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Whitney Community Center-5712 Missouri Ave.
<https://notice.nv.gov>



Whitney Town Advisory Board

March 31, 2022

MINUTES

Board Members: Christopher Fobes –Chair - **PRESENT**
Greg Konkin - Vice Chair- **PRESENT**
Amy Beaulieu-**PRESENT**
Geraldine Ramirez-**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 Introduction

Rob Kaminski; Planning, Blanca Vazquez; Town Liaison,
Alvaro Lozano; Community Services Specialist

The meeting was called to order by Fobes at 6:00 p.m.

II. Public Comment
None

III. Approval of January 27, 2022 Minutes
Moved by: Ramirez
Approve as submitted
Vote: 4-0 Unanimous

IV. Approval of Agenda for March 31, 2022
Moved by: Ramirez
Approve as submitted
Vote: 4-0 Unanimous

V. Informational Items (for discussion)
none

VI. Planning and Zoning

1. **UC-22-0087-HABIBI DAVOOD:**
USE PERMITS for the following: **1)** allow an accessory structure to exceed one-half of the footprint of the principal building; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive design standards on a 0.2 acre parcel in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Dodd Street, 300 feet northwest of Nevada Avenue within Whitney. JG/nr/syp (For possible action)
PC 4/19/22

MOVED BY: Ramirez
DENIED
VOTE: 4-0

2. **ET-22-400027 (WS-19-0607)-DIAMOND STEPHANIE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduced parking; **2)** reduced parking lot landscaping; **3)** reduced distance to call box; and **4)** trash enclosure separation.
DESIGN REVIEW for a multiple family residential development on 1.8 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the east side of Stephanie Street and the south side of Hacienda Avenue (alignment) within Whitney. JG/bb/ja (For possible action)
BCC 4/20/22

MOVED BY: Fobes
APPROVE subject to Staff conditions
VOTE: 3-1 Beaulieu Against

3. **ET-22-400028 (VS-19-0882)-DIAMOND STEPHANIE, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of a right-of-way being Stephanie Street located between Hacienda Avenue and Duck Creek Flood Control Channel. Generally located on the east side of Stephanie Street and the south side of Hacienda Avenue (alignment) within Whitney (description on file). JG/bb/syp (For possible action)
BCC 4/20/22

MOVED BY: Fobes
APPROVE subject to staff conditions
VOTE: 4-0

- VII. General Business (for possible action)
None

- VIII. Public Comment
None

- IX. Next Meeting Date
The next regular meeting will be April 14, 2022.

- X. Adjournment
The meeting was adjourned at 6:40 p.m.

**ATTACHMENT A
WHITNEY TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:00 P.M., APRIL 28, 2022**

05/17/22 PC

1. **NZC-22-0176-MOSER INEZ E:**
ZONE CHANGE to reclassify 5.4 acres from an R-2 (Medium Density Residential) Zone and a C-2 (General Commercial) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced landscaping; and 2) reduce street intersection off-set.
DESIGN REVIEW for a proposed single family residential development. Generally located on the east side of Boulder Highway and the north side of Whitney Avenue within Whitney (description on file). JG/rk/jo (For possible action)
2. **TM-22-500063-MOSER INEZ E:**
TENTATIVE MAP consisting of 42 single family residential lots and common lots on 5.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Boulder Highway and the north side of Whitney Avenue within Whitney. JG/rk/jo (For possible action)
3. **WS-22-0157-SYLVESTRE RAYMOND P & LOURDES:**
WAIVER OF DEVELOPMENT STANDARDS for setbacks in conjunction with a single family residence on a 0.2 acre parcel in an R-1 (Single Family Residential) Zone. Generally located on the south side of Waltham Lane and the west side of Graham Avenue within Whitney. JG/nr/syp (For possible action)

05/18/22 BCC

4. **WS-22-0181-MEVIUS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) eliminate cross access; 3) reduce parking; and 4) reduce driveway width.
DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Stephanie Street, 875 feet north of Emerald Avenue within Whitney. JG/jvm/ja (For possible action)

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

BOULDER HWY/WHITNEY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0176-MOSER INEZ E:

ZONE CHANGE to reclassify 5.4 acres from an R-2 (Medium Density Residential) Zone and a C-2 (General Commercial) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced landscaping; and **2)** reduce street intersection off-set.

DESIGN REVIEW for a proposed single family residential development.

Generally located on the east side of Boulder Highway and the north side of Whitney Avenue within Whitney (description on file). JG/rk/jo (For possible action)

RELATED INFORMATION:

APN:

161-27-201-001; 161-27-201-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping behind an attached sidewalk on an arterial street (Boulder Highway) to 5.5 feet where 15 feet is required per Table 30.64-2 and Figure 30.64-17 (a 63% reduction).
2. Reduce street intersection off-set to 96 feet and 102 feet where 125 feet is required per Section 30.52.052 (a 23% and 18% reduction respectively).

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5895 Boulder Highway
- Site Acreage: 5.4
- Number of Lots: 42
- Density (du/ac): 7.8
- Minimum/Maximum Lot Size (square feet): 3,440/5,514
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 25
- Square Feet: 1,840/2,719

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on January 10, 2022, as required by the nonconforming zone boundary amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 4 attendees present at the open house meeting for this item. Positive comments were raised about single family home development on the site. One comment raised a concern about the commercial zoning being changed to residential but also appreciated that the vacant lot would be developed. A question was raised about increasing perimeter wall height. Overall, according to the applicant, no opposition was expressed about the project.

Site Plan

The plans depict a single family residential development totaling 42 single family lots and 3 common area lots on 5.4 acres. The density of the overall development is shown at 7.8 dwelling units per acre. The lots range in size from a minimum of 3,440 square feet to a maximum of 5,514 square feet. The development will have access from Dodd Street to the east. The lots within the subdivision will be served by 43 foot wide internal private streets, which includes a sidewalk on 1 side of the street. The waivers associated with this request include a reduction of street intersection off-set based on the location of the entry street, and for reduced street landscaping with an attached sidewalk along Boulder Highway.

Landscaping

The plans depict a 6 foot wide landscape area with attached sidewalk along Whitney Avenue and Dodd Street. A 5.5 foot wide landscape area is proposed within the property line of the development along Boulder Highway. However, there is an existing additional 11.5 feet of landscaping located within Boulder Highway (NDOT right-of-way) to the back of sidewalk. These 2 areas will be combined for a total of 17 feet of proposed landscape width.

Elevations

The development will provide 2 story model homes with the maximum height shown at approximately 25 feet. The plans submitted by the applicant depict 4 different models with each model having potential elevation variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The models range in size from 1,840 square feet to 2,719 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms.

Applicant's Justification

The applicant indicates that the proposed development will blend well with the developed R-2 zoned subdivisions in the area, and that the proposed density will result in a land use that is consistent with the surrounding neighborhood to the east. The site plan and design of the homes adhere to all Title 30 standards, including but not limited to, meeting all setbacks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0616	Inventory storage area for recreational vehicles (camper vans)	Approved by PC	October 2019
UC-0478-14	Vehicle rental (recreational/campers) facility on the southern parcel - expired	Approved by PC	July 2014
UC-0256-09	Recreational vehicle sales and rental facility on the northern parcel - expired	Approved by PC	May 2009
ZC-0793-98	Reclassified portions of this site to C-2 zoning for a mobile home sales lot	Approved by BCC	September 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & R-2	RV sales/rental & single family residential
West	Corridor Mixed-Use	C-2	Retail uses
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential & undeveloped
South	Corridor Mixed-Use	C-2 & R-2	Retail uses & single family residential

Related Applications

Application Number	Request
TM-22-500063	A tentative map to subdivide this site into 42 single family residential lots on 5.4 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

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

The applicant states a couple of properties south along Boulder Highway have recently been rezoned R-2 and RUD, making the request to rezone to a similar residential density compatible.

Since 2020 there have been 2 other nonconforming zone change applications approved to reclassify portions of this area to medium density residential developments. The trend in this area is for additional residential development and less commercial development. Based on this trend, staff finds the request to be appropriate for the area.

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

According to the applicant, the proposed single family residential development is of similar intensity when compared to adjacent residential developments to the east of the project site. Furthermore, the applicant states the project is meeting most of the R-2 zone development standards when it comes to lot area and setback requirements.

The request is appropriate and compatible with the existing land use patterns in the immediate area. The density proposed by this request will result in a land use that will be developed at the same or similar densities of the existing subdivisions within this neighborhood; therefore, staff finds the proposed zoning is compatible with the existing development in the area.

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

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

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The school district has indicated this development would generate 7 additional elementary school students, 4 middle school students, and 6 high school students.

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

The applicant states that the proposed development satisfies the general policies of the Master Plan by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The applicant also states the site is designed to be compatible with adjacent land use and off-site circulation patterns.

The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. Staff finds the project also complies with Policy 1.3.2 that encourages a mix of housing options, product types, and unit sizes.

Summary

Zone Change & Design Review

Since 2020 there have been nonconforming zone change applications approved to reclassify portions of this area to medium density residential developments. Based on this trend, staff finds the request to be appropriate for the area. The density and intensity of the proposed project are compatible with the existing developments to the east. Staff finds the applicant has provided a sufficient compelling justification for this nonconforming zone boundary amendment request; therefore, staff recommends approval of the zone change and design review.

Waivers of Development Standards

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

Waiver of Development Standards #1

The proposed 5.5 foot wide landscape area within the property line of the development and the existing 11.5 feet of landscaping (Vista Gold rockscape) located within Boulder Highway, combine for a total of 17 feet of proposed landscape width to the back of sidewalk. Staff finds the combined street landscape buffer far exceeds the existing landscape areas along Boulder Highway and is compatible with the existing development in the area.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to reduce the street intersection off-set for this subdivision. The proposed 42 lot subdivision should see a low volume of traffic because of the limited number of lots.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 22, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 4 years.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the

building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

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 #0435-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES

CONTACT: THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120.

05/17/22 PC AGENDA SHEET

LUNA VISTA
(TITLE 30)

BOULDER HWY/WHITNEY AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500063-MOSER INEZ E:

TENTATIVE MAP consisting of 42 single family residential lots and common lots on 5.4 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Boulder Highway and the north side of Whitney Avenue within Whitney. JG/rk/jo (For possible action)

RELATED INFORMATION:

APN:

161-27-201-001; 161-27-201-002

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

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- Minimum/Maximum Lot Size (square feet): 3,440/5,514
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The plans depict a single family residential development totaling 42 single family lots and 3 common area lots on 5.4 acres. The density of the overall development is shown at 7.8 dwelling units per acre. The lots range in size from a minimum of 3,440 square feet to a maximum of 5,514 square feet. The development will have access from Dodd Street to the east. The lots within the subdivision will be served by 43 foot wide internal private streets, which includes a sidewalk on 1 side of the street.

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Application Number	Request	Action	Date
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Prior Land Use Requests

Application Number	Request	Action	Date
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ZC-0793-98	Reclassified portions of this site to C-2 zoning for a mobile home sales lot	Approved by BCC	September 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & R-2	RV sales/rental & single family residential
West	Corridor Mixed-Use	C-2	Retail uses
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential & undeveloped
South	Corridor Mixed-Use	C-2 & R-2	Retail uses & single family residential

Related Applications

Application Number	Request
NZC-22-0176	A nonconforming zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 22, 2022 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

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 #0435-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES

CONTACT: THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

SETBACKS
(TITLE 30)

WALTHAM LN/GRAHAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0157-SYLVESTRE RAYMOND P & LOURDES:

WAIVER OF DEVELOPMENT STANDARDS for setbacks in conjunction with a single family residence on a 0.2 acre parcel in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Waltham Lane and the west side of Graham Avenue within Whitney. JG/nr/syp (For possible action)

RELATED INFORMATION:

APN:

161-28-610-063

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for a patio cover to 1 foot where 3 feet is required per Table 30.40-2 (a 67% reduction).
- b. Reduce the rear setback for an accessory structure (shed) to zero feet where 3 feet is required per Table 30.40-2 (a 100% reduction).
- c. Reduce the side setback for an accessory structure (shed) to zero feet where 3 feet is required per Table 30.40-2 (a 100% reduction).

LAND USE PLAN:

WHITNEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5563 Waltham Lane
- Site Acreage: 0.2
- Project Type: Setbacks

Site Plans

The plans show an existing single family residence with an attached patio cover enclosure on the rear of the structure with a setback of 1 foot from the rear (south) property line. The plans also show an accessory structure, a 10 foot by 10 foot shed, less than 1 foot from the rear and the side property lines. The site is accessed from Waltham Lane.

Landscaping

Landscaping is not a part of this request.

Elevations

The photos show the attached patio cover enclosure is the same elevation as the existing residence. The plans show the shed to be almost 9 feet in height.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that they bought the house with the patio cover and the shed in place and were told after the fact the shed and patio cover were built without permits. The applicant requests that the waivers be approved to keep the existing structures.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

There is an active CCPRO violation, CE22-01067, for building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff reviews Waiver of Development Standards requests to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as mitigate impacts and possible safety issues. The patio cover and the accessory structure are common structures within residential districts, and the size of the lot creates constraints on the site. Staff finds that the proposed encroachment will not have a negative impact on surrounding properties and can, therefore, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 2 years to complete the building permit and inspection process.
- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RAYMOND SYLVESTRE
CONTACT: RAYMOND SYLVESTRE, 5563 WALTHAM LANE, LAS VEGAS, NV 89122

OFFICE/WAREHOUSE
(TITLE 30)

STEPHANIE ST/EMERALD AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0181-MEVIUS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** eliminate cross access; **3)** reduce parking; and **4)** reduce driveway width.

DESIGN REVIEWS for the following: **1)** office/warehouse facility; and **2)** finished grade on 1.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Stephanie Street, 875 feet north of Emerald Avenue within Whitney. JG/jvm/ja (For possible action)

RELATED INFORMATION:

APN:
161-27-305-002; 161-27-410-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where required per Figure 30.64-14.
2. Eliminate cross access to the parcel to the east where required per Table 30.56-2.
3. Reduce parking to 26 spaces where 27 spaces are required per Table 30.60-1 (a 4% reduction).
4. Reduce driveway width to 32 feet where 36 feet is required per Uniform Standard Drawing 221 (an 11% reduction).

DESIGN REVIEWS:

1. Office/warehouse.
2. Increase finished grade to 42 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 17% increase).

LAND USE PLAN:

WHITNEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5480 Stephanie street
- Site Acreage: 1.1
- Project Type: Office/warehouse

- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 18,000
- Parking Required/Provided: 27/26

Site Plan

The plan depicts a square shaped 1.1 acre parcel, with the proposed 18,000 square foot building centrally located on the site. A 24 foot wide fire access lane encircles the building, with the entrance located on the south side from Stephanie Street and an emergency access gate located to the north, also along Stephanie Street. Parking is located to the south and east of the structure, and a trash enclosure is shown on the south side of the site. Cross access is shown with the parcel to the south.

Landscaping

A 15 foot wide landscape planter behind an attached sidewalk is shown along Stephanie Street; however, a 36 foot long utility easement is located mid-site and no landscaping is provided within this easement. In addition, an approximate 6 foot wide planter is located adjacent to the north property line which includes, trees, shrubs, and groundcover. Also, landscaping is provided at the entrance and in the southeast corner of the site.

Elevations

The 35 foot tall building will be constructed with painted tilt up concrete panels painted in desert tones and will have a flat roof with parapet walls.

Floor Plan

The warehouse portion of the building will have an open floor plan. In the southwest corner of the building 3 offices, a breakroom, a reception area, and restrooms are shown.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the property will be landscaped to complement the surrounding area and will have a decorative block wall along the east side of the property. Eliminating the parking lot landscaping will reduce water usage, and its also believed that perimeter landscaping will adequately screen and soften the view of the building from the street.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0199-10	Reduced parking lot landscaping - expired	Approved by BCC	June 2010
WS-0599-08 (ET-0080-10)	First extension of time for an office warehouse development - expired	Approved by BCC	June 2010
WS-0599-08	Waivers and design review for an office/warehouse development - expired	Approved by BCC	July 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business Employment	M-1	Office/warehouse
West	Industrial Employment	M-2	Nevada Power

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the request to eliminate parking area landscape fingers in conjunction with this type of use is commonplace, in that large vehicles are usually on-site and the landscape fingers tend to interfere with vehicular movements within the project. In addition, cross access is being provided with the property to the south, which helps with the overall design of the site. Therefore, staff can support this waiver.

Waiver of Development Standards #2

The applicant attempted to provide cross access with the property owner to the east, but was unsuccessful as the property owner to the east refused to enter into the agreement, therefore, staff can support this waiver.

Waiver of Development Standards #3

Staff finds the reduction of 1 parking space in conjunction with the proposed use is minimal and will not have a significant impact on the subject site or surrounding area, therefore, staff can also support this waiver.

Design Review #1

Staff finds that the proposed layout of this project is orderly in terms of on-site circulation, landscaping, and design of the building. This area of the valley is composed of similar type uses, buildings, and layouts. Staff can support this request.

Public Works - Development Review

Waiver of Development Standards #4

Stephanie Street is a collector street with increasing traffic volumes as vacant parcels are being developed in the area. The reduced driveway width will create conflicts with the traffic entering and exiting the site, causing potential collisions. A Code compliant driveway can be accommodated with a site redesign, specifically concentrating on reducing the building size of this over-built site. Therefore, staff cannot support 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.

Staff Recommendation

Approval of waivers of development standards #1, #2, and #3, and the design reviews; denial of waiver of development standards #4.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Comply with approved drainage study PW21-18480;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.
- Applicant is advised that the gate for the emergency access driveway must be out of the public right-of-way; that the proposed driveway location may need to be relocated so the existing utility poles are not in the sight visibility zones or the utility poles may need to

be relocated or moved underground; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

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 #0114-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: MEVIUS, LLC

CONTACT: ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220,
LAS VEGAS, NV 89123



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 checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC.22-0176</u> DATE FILED: <u>3-22-22</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>4-28-22</u> PC MEETING DATE: <u>5-17-22</u> <u>R-2 to R-2</u> BCC MEETING DATE: <u>6-22-22</u> <u>Corridor Mixed Use</u> FEE: <u>\$3,320.00</u> <u>JG</u>
	PROPERTY OWNER NAME: <u>Bagby James D Exec</u> ADDRESS: <u>PO Box 247</u> CITY: <u>Hartley</u> STATE: <u>TX</u> ZIP: <u>79044</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Beazer Homes</u> ADDRESS: <u>2490 Paseo Verde Parkway, Suite 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702.802.4428</u> CELL: _____ E-MAIL: <u>jeff.lesnick@beazer.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>The WLB Group, Inc.</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-27-201-001

PROPERTY ADDRESS and/or CROSS STREETS: Boulder Hwy and Whitney Avenue

PROJECT DESCRIPTION: A non conforming zone change for a single family development.

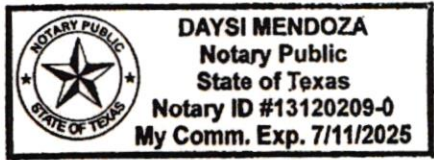
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

STATE OF Texas
 COUNTY OF Moore

SUBSCRIBED AND SWORN BEFORE ME ON December 28, 2021 (DATE)

By James D. Bagby
 NOTARY PUBLIC: Daysi Mendoza



*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.



March 15, 2022

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

NZC-22-0176

**RE: NCZC/Design Review/Waiver – Justification Letter for Luna Vista
(APN's: 161-27-201-001 & 002)**

Clark County Planning Staff,

On behalf of Beazer Homes, The WLB Group is respectfully submitting the attached Non-Conforming Zone Change/Design Review/Waiver of Development Standards Application for the above referenced parcel numbers at the Northeast corner of Boulder Highway and Whitney Avenue.

Project Description

The proposed development consists of a 42-lots on 5.39 acres with a gross density of 7.79 units per acre. The community will consist of 2-story detached single-family homes ranging in size from 1,840 s.f. up to 2,719 s.f. All elevations will feature modern desert colors and paver driveways. The houses have three distinct elevations per plan, which have accents of shutters, window dressing, and some elevations feature some stone veneer, and all houses have concrete tile roofs.

Nonconforming Zone Change

We are requesting to rezone parcel 161-27-201-001 & 002 from C-2 & R-2 to R-2. The planned landuse on the parcels is Corridor Mixed Use. With recent development approvals on neighboring parcels to the south along Boulder Highway, there has been a shift in the character of the area a revitalization to this area. Approval of this request would be consistent with surrounding neighborhoods in terms of density and lot orientation.

Design Review

We are requesting one (1) design review which is listed below;

1. A Design Review for a proposed detached single-family development

This proposed development includes interior private streets that are 43' wide which includes a 4' sidewalk on one side and allows for parking on both sides of the street. Landscape buffers will be provided around the perimeter of the development in compliance with Title 30, Chapter 30.64 and at ends of the internal blocks to soften the hardscape from the street view, excepting the waivers listed below. House plans will include all 2-story homes ranging in square footage from 1,840 s.f. up to 2,719 s.f. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors and paver driveways. Each house will include a two-car garage and a two-car driveway.

Waiver of Development Standards

The proposed development will require the approval of two (2) waiver of development standards which are listed below;

1. To reduce the required offset for roadway intersections from 125'-0" to 96'-0" to allow the proposed developments entry to be constructed within 96'-0" of the Whitney Avenue and Dodd Street intersection.

This request is to allow a reduction in the required street intersection offset regarding an entry street that is parallel to a public road. The proposed 96'-0" long road from an intersection to the entry of the subdivision and will require full stop traffic movements in both directions. Therefore, we feel this request would present a minimal effect to the traffic movements and would not impact public safety and could be supported by the County.

2. To reduce the required offset for roadway intersections from 125'-0" to 102'-0" to allow the proposed development to be constructed with a 102'-0" entry road.

This request is to allow a reduction in the required street intersection offset regarding a cross street that bisects two parallel roadways. The proposed 102'-0" long road is an entry road to the development and will require full stop traffic movements in both directions. Therefore, we feel this request would present a minimal effect to the traffic movements and would not impact public safety and could be supported by the County.

3. To reduce the required perimeter landscaping along Boulder Highway as shown on Table 30.64-1 and figure 30.64-17 – to install and maintain a 15' wide perimeter landscape strip along the Boulder Highway frontage.

This project proposes an alternative landscape design that includes a 5.5' wide landscape strip within the property boundary along the Boulder Highway Right-of-way. There is an existing additional 11.5' of landscaping located within the Boulder Highway right-of-way prior to the back of sidewalk, these two areas will be combined for a total of 16.5' of proposed landscape width. This proposed width is more than what is required by Title 30 and is more than what exists in a lot of properties along the Boulder Highway frontage. Most properties landscaping is overwhelmingly inside the right-of-way. It is understood that Beazer Homes will need to coordinate with NDOT on their landscape requirements. Beazer is proposing 4"-6" 'Vista Gold' rock cobble at a depth of 6" within the NDOT ROW, unless NDOT requires other planting material.

4. To allow for an attached sidewalk along the Boulder Highway frontage

This request is to allow for the existing placement of the sidewalk to remain, since it matches the adjacent developments to the north and south. There are also numerous underground and above ground utility obstructions, therefore we are asking for the sidewalk to remain attached to the back of curb along the development's frontage.

5. To request non-standard improvements within the Boulder Highway right-of-way, to allow the installation of landscaping from the back of sidewalk to the property line (approx. 11.5').

This request is to allow the installation of the landscaping within the Boulder Highway right-of-way, we fully understand this will require an encroachment permit from NDOT to install.

Parking Analysis

Required Parking = 93 parking spaces
84 p.s. - (42 lots x 2 = 84)
+ 9 p.s. - visitor parking (42/5 = 8.4)

Provided Parking = 110 parking spaces
84 p.s. – driveway parking (42 lots x 2 = 84)
+ 26 p.s. - on street visitor parking

Note: In addition, each lot has a 2-car garage, these garage spaces are not being used to count toward the required spaces due to the provided driveway parking spaces, these garage spaces provide an additional 84 parking spaces for the site.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,



Mark Bangan
Planning Department Manager



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500063</u>	DATE FILED: <u>3-22-22</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>4-28-22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Whitney</u>	
		PC MEETING DATE: <u>5-17-22</u>	<u>R-2</u>
		BCC MEETING DATE: <u>6-22-22</u>	<u>Corridor Mixed Use</u>
		FEE: <u>\$750.00</u>	<u>JG</u>

PROPERTY OWNER	NAME: <u>Bagby James D Exec</u>
	ADDRESS: <u>PO Box 247</u>
	CITY: <u>Hartley</u> STATE: <u>TX</u> ZIP: <u>79044</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Beazer Homes</u>
	ADDRESS: <u>2490 Paseo Verde Parkway, Suite 120</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702.802.4428</u> CELL: _____
	E-MAIL: <u>jeff.lesnick@beazer.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 161-27-201-001

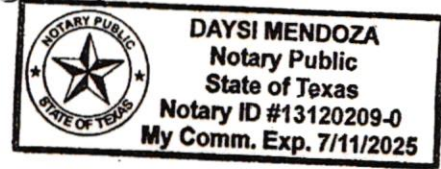
PROPERTY ADDRESS and/or CROSS STREETS: Boulder Hwy and Whitney Avenue

TENTATIVE MAP NAME: Boulder Whitney

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

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

STATE OF Texas
 COUNTY OF Moore
 SUBSCRIBED AND SWORN BEFORE ME ON December 28, 2021 (DATE)
 By James D Bagby
 NOTARY PUBLIC: Daisy Mendoza



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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: WS-22-0157 DATE FILED: 3/15/22
 PLANNER ASSIGNED: NR
 TAB/CAC: Whitney TAB/CAC DATE: 4/28/22
 PC MEETING DATE: 5/17/22
 BCC MEETING DATE: -
 FEE: \$775

PROPERTY OWNER

NAME: Raymond & Lourdes Sylvestre
 ADDRESS: 5563 Waltham Lane
 CITY: Las Vegas STATE: NV ZIP: 89122
 TELEPHONE: _____ CELL: (432)214-6522
 E-MAIL: jeremiahh33three@gmail.com

APPLICANT

NAME: Raymond Sylvestre
 ADDRESS: 5563 Waltham Lane
 CITY: Las Vegas STATE: NV ZIP: 89122
 TELEPHONE: _____ CELL: (432)214-6522
 E-MAIL: jeremiahh33three@gmail.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Raymond Sylvestre
 ADDRESS: 5563 Waltham Lane
 CITY: Las Vegas STATE: NV ZIP: 89122
 TELEPHONE: _____ CELL: (432)214-6522
 E-MAIL: jeremiahh33three@gmail.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-28-610-063
 PROPERTY ADDRESS and/or CROSS STREETS: 5563 Waltham Lane
 PROJECT DESCRIPTION: setback encroachment

(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.

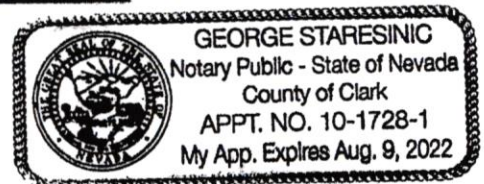
Raymond Sylvestre
 Property Owner (Signature)*

RAYMOND SYLVESTRE
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON February 17, 2022 (DATE)
 By RAYMOND SYLVESTRE

NOTARY PUBLIC: George Staresinic



*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.

3/7/2022

**PLANNER
COPY**

WS-22-0157

To the Commissioners,

I purchased the home at 5563 Waltham Lane in Las Vegas on 1/13 2015 in good faith that the home had no liens or any other defect known or seen.

On 8 February 2022 my wife and I received a very disturbing letter from Code Enforcement that our Patio had been installed without a Permit and that the Shed did not have proper Setbacks. The consequences of this are extremely severe with possible daily fines and liens.

The home was bought as it presently stands and no additions have been added since my purchase. I had no knowledge of Permits nor how they operate. There was never a thought or possible warning of anything like this even happening. This has been a complete surprise to my wife and I, and because of the complexity of clearing this up and the possible extremely high cost of tearing down a very structured well-built Patio surrounded with a lite sunscreen curtain only and not with any other type of structured enclosure, as can be seen in the included pictures, and then not possibly being able to rebuild it and the Shed, is causing us debilitating stress and loss of sleep.

I am 79 years old and 100% caretaker for my disabled wife. The addition of possible daily fines with liens is really hard on both of us mentally. Because of all this being added to us we plead for understanding and mercy for our innocence in this matter and respectfully request that we are granted the necessary waivers so that we are able put this matter behind us and have some sense of peace about this.

We are asking for: a Waiver Permit for the Patio Structure built at some time before my purchase of the home which is showing that a building permit had not been submitted to build it.

Also for a Waiver from the SE 1'2" and SW 4'2" present distance that exists from the Patio Roof Overhang to the back property line block wall which is in violation of proper distances from the property line block wall.

Also for a waiver for the Shed's improper SE block wall 7.5" setback and from its improper West block wall 6" setback. Please see sketches and pictures.

Thank you and Sincerely

Raymond Sylvestre
M. Sylvestre



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

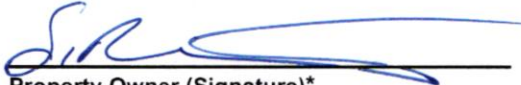
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-22-0181</u> DATE FILED: <u>3/23/22</u> PLANNER ASSIGNED: <u>JUN</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>4/28/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/18/22</u> FEE: <u>\$1,750</u>
	PROPERTY OWNER NAME: <u>MEVIUS, LLC</u> ADDRESS: <u>5520 Stephanie Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>stevem@polarshade.com</u>
	APPLICANT NAME: <u>same as property owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>ethos three ARCHITECTURE</u> ADDRESS: <u>8985 South Eastern Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-456-1070</u> CELL: <u>702-375-6969</u> E-MAIL: <u>buildingpermit@ethosthree.com</u> REF CONTACT ID #: <u>2018417</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-27-305-002 and 161-27-410-006

PROPERTY ADDRESS and/or CROSS STREETS: 5480 Stephanie Street, Las Vegas, NV 89122

PROJECT DESCRIPTION: Polar Shades 18,000 SF single story tilt-up warehouse building w/office space (parcel 161-27-305-002) ; driveway access on parcel 162-27-410-006

(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.

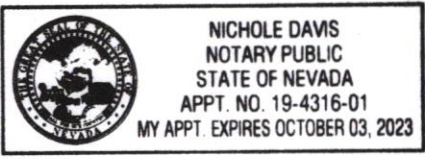

 Property Owner (Signature)*

Steve Mevius
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON November 23rd, 2021 (DATE)
 By Steve Mevius

NOTARY PUBLIC: Nichole Davis



*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.



February 9, 2022
March 17, 2022

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89106

WS-220181

Subject: **Design Review and Waiver of Development Standards – APR-21-101564**
Warehouse/Office Building
5480 Stephanie Street, LV 89122
APN's #161-27-305-002 and 161-27-410-006

Dear Planning Staff:

On behalf of Mevius, LLC, we are requesting a Design Review and Waiver of Standards for a tilt-up concrete warehouse with office space on a 1.9-acre parcel APN #161-27-305-002, which will also use driveway access on APN #161-27-410-006. The planned land use is Industrial and zoning classification is Light Manufacturing (M-1) in the Whitney planning area of Clark County.

Design Review:

- 1) A new (+/-) 18,000 square-foot, single-story tilt-up concrete building, of which (+/-) 1645 SF is office space. The building will be painted to complement the buildings in the surrounding area. The entrance is located on the south side of the building. There will be four (4) 10' x 12' overhead doors on the east side of the building and a single 'future' door on the north side. All roof-top mechanical units will be screened from view behind a parapet wall.

The site will be landscaped to complement the surrounding areas and will have decorative CMU wall along the East side of the property. The northwest Stephanie Street access to the site will be reserved for emergency vehicles only, with the fire access lane around the site. 27 parking spaces are required, and 27 spaces will be provided, including required ADA accessible spaces and two (2) loading spaces.

- 2) Allow an increase in the Finish Grade per Title 30, Section 30.32.040.a.9.b. See attached Letter from Lochsa Engineering dated March 15, 2022 with description and Justification of this request.



February 9, 2022 – Revised March 17, 2022
DR & Waiver APR-21-101564
5480 Stephanie Street – APN 161-27-305-002
Page 2

Waiver of Development Standards:

1) **Landscape** - Table 30.64-2, parking lot landscaping for Industrial Uses shall be per Figure 30.16-14 which includes trees and associated planter islands and fingers.
We propose to eliminate the trees and associated planter islands and fingers.

Justification for Waiver #1:

The purpose for the elimination is reduce water use and maintenance behind the building (east side) that is not visible to the public and to the south of the building. Site perimeter landscaping proposed will adequately screen and soften the view of the building and parking areas, particularly along the public right of way (Stephanie Street).

2) **Parking Reduction** – For every 1,000 sf of building area, we are required to provide 1.5 parking spaces for a total of 27 spaces; we will provide a total of 26 parking spaces.

Justification for Waiver #2:

The Owner is utilizing this building as a powder coating annex to the main facility located at 5520 Stephanie Street. The extra single parking space required by code is not necessary for his operation.

3) **Cross Access** - Eliminated required cross access to Parcel #161-27-314-011 private access drive.

Justification for Waiver #3:

Access Agreement could not be obtained from the Owner of Parcel #161-27-314-011.

4) **Driveway Width** – Reduce the minimum required width for the Stephanie Street driveway.

Justification for Waiver #4:

See attached Justification Letter from Lochsa Engineering dated March 15, 2022.

Sincerely,

John Lopeman, AIA
Principal