

**ATTACHMENT A
ENTERPRISE TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 6:00 P.M., FEBRUARY 1, 2017**

02/22/17 BCC

1. **DR-0894-16 – ZUFFA LANDCO, LLC:**
DESIGN REVIEW for a proposed comprehensive sign plan consisting of wall and freestanding signs in conjunction with an office building and motion picture production/studio currently under construction on 15.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Rafael Rivera Way and Torrey Pines Drive within Enterprise. SS/al/mcb (For possible action)
2. **DR-0901-16 – MAVERIK INC:**
DESIGN REVIEWS for the following: **1)** proposed comprehensive sign plan; and **2)** proposed lighting plan in conjunction with an approved convenience store with a gasoline station on 2.1 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the southwest corner of Blue Diamond Road and Durango Drive within Enterprise. SB/al/mcb (For possible action)
3. **NZC-0838-13 (ET-0189-16) – LH VENTURES, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 8.0 acres from C-2 (General Commercial) to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District for a single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping and screening; and **2)** off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving). Generally located on the southwest corner of Pebble Road and Rainbow Boulevard within Enterprise (description on file). SB/co/mcb (For possible action)
4. **UC-2093-96 (ET-0191-16) – CAPSTONE CHRISTIAN SCHOOL:**
USE PERMITS FIFTH EXTENSION OF TIME to complete the following: **1)** a temporary batch plant; and **2)** additions to an existing temporary sand and gravel mining (gravel pit) operation including temporary associated equipment storage and stockpiling areas all in conjunction with a previously approved, privately funded storm water detention basin and future construction projects.
VARIANCES for the following: **1)** permit a previously approved privately funded, below-grade storm water detention basin; and **2)** permit a temporary construction trailer on 58.8 acres in a P-F (Public Facility) Zone. Generally located on the east side of Amigo Street and the north side of Cactus Avenue within Enterprise. SS/co/mcb (For possible action)
5. **TM-0119-16 - MAULE JOAN TRUST, ET AL:**
AMENDED TENTATIVE MAP consisting of 31 (previously stated as 35) single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Pyle Avenue and the west side of Edmond Street within Enterprise. SB/dg/ml (For possible action)

6. **TM-0187-16 – LH VENTURES, LLC:**
TENTATIVE MAP consisting of 10 single family residential lots 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cougar Avenue and the west side of Torrey Pines Drive within Enterprise. SB/md/ml (For possible action)
7. **TM-0188-16 - CACTUS TOWERS, LLC, ET AL:**
TENTATIVE MAP for a commercial subdivision on 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cactus Avenue and the east side of Cameron Street within Enterprise. SB/dg/ml (For possible action)
8. **VS-0537-16 - MAULE JOAN TRUST, ET AL:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Edmond Street (alignment) and Lindell Road (alignment), and between Pyle Avenue (alignment) and Bootlegger Avenue (alignment) within Enterprise (description on file). SB/dg/ml (For possible action)
9. **VS-0914-16 –LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and Sorrel Street (alignment), and between Cougar Avenue and Ford Avenue (alignment) within Enterprise (description on file). SB/mk/ml (For possible action)
10. **VS-0916-16 - CACTUS TOWERS, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Arville Street, and between Cactus Avenue and Rush Avenue and a portion of a right-of-way being Cactus Avenue located between Cameron Street and Arville Street within Enterprise (description on file). SB/dg/ml (For possible action)
11. **ZC-0538-16 – MAULE JOAN TRUST, ET AL:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow proposed single family residential lots to have direct access to a collector street (Pyle Avenue) (no longer needed); and **2)** modified street standards in accordance with Clark County Uniform Standard Drawings (not previously notified).
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade. Generally located on the north side of Pyle Avenue and the west side of Edmond Street within Enterprise (description on file). SB/dg/raj (For possible action)
12. **ZC-0911-16 – USA:**
ZONE CHANGE to reclassify a 12.5 acre portion of a 20.0 acre parcel from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone in the MUD-4 Overlay District.
DESIGN REVIEWS for the following: **1)** a proposed elementary school; and **2)** increased finished grade. Generally located on the south side of Pyle Avenue and the west side of Stinnet Street within Enterprise (description on file). SS/dg/ml (For possible action)

13. **ZC-0913-16 – LH VENTURES, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; **2)** increased building height; and **3)** increase the length of architectural enclosures.
DESIGN REVIEW for a proposed single family residential development. Generally located on the south side of Cougar Avenue and the west side of Torrey Pines Drive within Enterprise (description on file). SB/md/ml (For possible action)
14. **ZC-0915-16 – CACTUS TOWERS, LLC, ET AL:**
ZONE CHANGE to reclassify 4.5 acres from R-4 (Multiple Family Residential - High Density) Zone to C-2 (General Commercial) Zone.
USE PERMIT to reduce the separation from a proposed gasoline station to a residential use.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed shopping center with gasoline station and vehicle maintenance facility. Generally located on the north side of Cactus Avenue and the east side of Cameron Street within Enterprise (description on file). SB/dg/ml (For possible action)

COMPREHENSIVE SIGN PLAN
(TITLE 30)

RAFAEL RIVERA WY/TORREY PINES DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-0894-16 – ZUFFA LANDCO, LLC:

DESIGN REVIEW for a proposed comprehensive sign plan consisting of wall and freestanding signs in conjunction with an office building and motion picture production/studio currently under construction on 15.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the northeast corner of Rafael Rivera Way and Torrey Pines Drive within Enterprise. SS/al/mcb (For possible action)

RELATED INFORMATION:

APN:

176-02-501-022

LAND USE PLAN:

ENTERPRISE – BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6650 S. Torrey Pines Drive
- Site Acreage: 15.0
- Project Type: Comprehensive sign plan

Site Plans

The approved plans for the site show an upside down “U” shaped office building centrally located on the site. The building wraps around a courtyard area with various amenities for the employees such as outdoor work stations, outdoor cooking areas, seating areas, shade structures, an outdoor amphitheater, a Zen garden, and water features. The entire site will be enclosed by an 8 foot high decorative block wall along the north and east property lines and an 8 foot high wrought iron fence with decorative CMU pilasters along the south and west property lines. Gated access is provided to the site from 1 ingress/egress point from both Rafael Rivera Way and Torrey Pines Drive. The gate along Torrey Pines Drive is set back 99 feet, and the gate along Rafael Rivera Way is set back 103 feet. The access point from Torrey Pines Drive will have a 96 square foot guard shack. Both access points will have enhanced paving. A service yard area is located on the northeast side of the building which includes loading spaces, trash enclosures, cooling towers, and emergency generators. The service yard is screened and separated from the parking area to the north by a 14.5 foot high decorative concrete tilt-up panel wall.

Signage

The proposed signage consists of 2 freestanding signs and 4 wall signs. The freestanding signs are each 8 feet in height with a sign area of 75 square feet. The freestanding signs are located on the northwest and southeast corners of the site adjacent to the driveways and are set back a minimum of 10 feet from the property lines. These signs have the appearance of project identification signs or a monument sign; however, the area of the proposed freestanding signs exceeds the square footage allowed for project identification signs and monument signs (70 square feet). These signs are constructed of concrete tilt up style slabs, which are similar in architecture to the concrete tilt-up panels being used for the construction of the building. Red panels and reveals are provided to enhance the signs. The sign face copy consists of internally illuminated pan channel letters.

The 4 wall signs will range in area between 12 square feet and 86 square feet. The plans indicate that 3 of the wall signs consist of internally illuminated pan channel letters that are red or black in color. The fourth sign consists of polished chrome reverse pan channel letters mounted on the wall and illuminated with red LED lighting in a halo effect. The building has an upside down "U" shape and the plans indicate that 2 of the wall signs are located on the east side of the eastern wing of the building. The third wall sign is located on the west side of this same eastern wing. The fourth wall sign is located on the northwest corner of the building.

Applicant's Justification

The applicant indicates that the proposed signs are consistent with signage for other businesses in the area. Additionally, the proposed signage meets separation requirements from other signs and all required setbacks and area requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0286-15	Reclassified the site to an M-D zone for office buildings, a motion picture production/studio and a warehouse	Approved by BCC	June 2015
UC-0200-07	Increase building height for an office building on the eastern 10 acres of the subject site - expired	Approved by PC	June 2007
UC-0498-03	Allow a temporary batch plant on the eastern 10 acres of the subject site and a parcel to the north - expired	Approved by PC	May 2003
ZC-0511-01	Reclassified the eastern 10 acres of the subject site and properties to the north and east to C-2 zoning for an automobile sales complex and retail uses	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2 & M-D	Undeveloped
South	Business and Design/Research Park	R-E & C-2	215 Beltway & undeveloped
East	Business and Design/Research Park	C-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business and Design/Research Park	M-D	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The freestanding signs are constructed of similar materials as the building, which complies with Urban Specific Policy 20 of the Comprehensive Plan which encourages all signage to be compatible with building styles on-site and with surrounding development. This same policy also encourages the use of monument signs, which per code have a maximum sign area of 70 square feet. The proposed freestanding signs are 5 square feet over this limit. Staff finds that the proposed freestanding signs have the appearance of a monument sign and that the additional 5 square feet of sign area is not evident to the casual observer; therefore, the proposed freestanding signs meet the intent of Urban Specific Policy 20 to encourage monument signs. The proposed wall signs are limited in size and will not impact the adjacent properties/developments. Therefore, staff can support the design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- Signs not to encroach in to right-of-way, easements, or sight visibility zones.

Building/Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Zuffa Landco, LLC

CONTACT: Mike LeBlue, 5199 S. Cameron Street, Las Vegas, NV 89117

DRAFT

LIGHTING & SIGNAGE
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-0901-16 – MAVERIK INC:

DESIGN REVIEWS for the following: 1) proposed comprehensive sign plan; and 2) proposed lighting plan in conjunction with an approved convenience store with a gasoline station on 2.1 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the MUD-4 Overlay District.

Generally located on the southwest corner of Blue Diamond Road and Durango Drive within Enterprise. SB/al/mcb (For possible action)

RELATED INFORMATION:

APN:

176-20-601-010

LAND USE PLAN:

ENTERPRISE – COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Comprehensive signage and lighting plans

Site Plans

The approved plans depict a 5,647 square foot convenience store on the southwest corner of Blue Diamond Road and Durango Drive. The gasoline pumps and canopy are located on the north portion of the site and are set back 42 feet from Blue Diamond Road. The convenience store is located on the south portion of the site and is set back 103 feet from the residential property line to the south. The approved plans include a 30 foot wide landscape area adjacent to the south property line with an access drive behind the building to Durango Drive. Parking spaces are provided on the north and east sides of the building. Access to the site is provided from 1 driveway on Blue Diamond Road and 1 driveway on Durango Drive.

Landscaping

No changes to the approved landscape plan are proposed or required with this application. A 15 foot wide landscape strip is provided along Blue Diamond Road; however, the site was previously approved without a sidewalk because the State of Nevada has not completed full improvements for Blue Diamond Road in this area. A 15 foot wide landscape buffer with a

detached sidewalk is provided along Durango Drive. An intense landscape buffer is provided adjacent to the condominium complex to the south within the 30 foot wide landscape area.

Signage

The proposed plans depict a total of 4 signs consisting of 2 wall signs and 2 freestanding signs. No wall signs are depicted on the south or west sides of the building. The plans depict a total of 1 wall sign each on the east and north sides of the building. The wall sign on the north side of the building has an area of 53 square feet and the wall sign on the east side has an area of 11.5 square feet. The wall signs will consist of pan channel letters that are internally illuminated.

The freestanding signs are each 35 feet in height, with an area of 201 square feet (402 square feet total) where a maximum of 516 square feet of freestanding sign area is allowed for the site. The freestanding signs consist of internally illuminated cabinets. The plans indicate that 1 of the freestanding signs is located by the Blue Diamond Road entrance to the site, and the other is located along Durango Drive approximately 262 feet north of the south property line.

Lighting

A plan depicting photometric calculations for the site was submitted, which indicates lighting from this project will not have a negative impact on abutting developments. The plans depict a total of 7 light poles on the site that are 20 feet in height with the light fixtures oriented toward the interior of the site. The plans depict 1 light pole located at the Blue Diamond Road entrance to the site and 1 light pole located on Durango Drive approximately 105 feet north of the south property line. The plan indicates that 2 light poles are located along the north side of the 30 foot wide landscape area adjacent to the south property line. The remaining light poles are located at the southwest, northwest, and northeast corners of the building. The plans depict a total of 14 wall mounted light fixtures on the building. Additional light fixtures are located under the fuel pump canopies. All of the light fixtures will be shielded.

Applicant's Justification

The applicant indicates that the proposed lighting and signage plans comply with the requirements of Code. The proposed lighting and signage for the site are designed to have limited impacts on the existing residential development to the south.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0736-16	Convenience store with a gasoline station, with a condition for a design review as a public hearing for lighting and signage	Approved by BCC	December 2016
ZC-0552-10 (WC-0115-10)	Waiver of conditions of a zone change requiring no access to Blue Diamond Road in conjunction with an approved convenience store	Approved by BCC	March 2011

Application Number	Request	Action	Date
ZC-0552-10	Reclassified this site to C-2 and C-1 zoning for a convenience store and a service station; including a use permit to reduce the separation from a proposed convenience store to a residential use; and waivers for alternative landscaping along an arterial street, off-site improvements (excluding paving); and allow non-standard improvements within the right-of-way	Approved by BCC	January 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	H-2	Undeveloped
South	Residential High (8 du/ac to 18 du/ac)	R-3	Residential condominiums
East	Commercial General	C-2	Undeveloped
West	Residential High (8 du/ac to 18 du/ac)	H-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #1

The proposed signage is consistent with other developments along Blue Diamond Road and complies with Urban Specific Policy 20 of the Comprehensive Plan which encourages signage to be compatible with surrounding development. This policy also encourages all illuminated signs to be oriented away from neighborhoods. Therefore, staff can support this design review.

Design Review #2

The plans indicate that all of the lighting fixtures will be shielded and/or directed away from the abutting residential uses. The photometric calculations submitted for the lighting indicate the on-site lighting will not have a negative impact on the abutting developments. Staff finds the lighting plan complies with Urban Specific Policy 15 which states that lighting design should be sensitive to off-site residential uses. This policy also encourages all light sources to be shielded to direct light away from residential uses. Therefore, staff can support this design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- Signs not to encroach in to right-of-way, easements, or sight visibility zones.

Building/Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Maverik Inc.

CONTACT: Russell Skuse, 185 S. State Street, Suite 800, Salt Lake City, UT 84111

DRAFT

02/22/17 BCC AGENDA SHEET

SINGLE FAMILY
RESIDENTIAL DEVELOPMENT
(TITLE 30)

PEBBLE RD/RAINBOW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-0838-13 (ET-0189-16) – LH VENTURES, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 8.0 acres from C-2 (General Commercial) to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District for a single family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping and screening; and 2) off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving).

Generally located on the southwest corner of Pebble Road and Rainbow Boulevard within Enterprise (description on file). SB/co/mcb (For possible action)

RELATED INFORMATION:

APN:
176-22-501-005 & 011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit a 6 foot wide landscape area with no sidewalk along Pebble Road where a 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17.
2. Waive off-site improvements (curb, gutter, sidewalks, streetlights, and reduce paving) for Pebble Road, Rosanna Street, and Raven Avenue.

LAND USE PLAN:
ENTERPRISE – COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 8.0
- Project Type: Single family residential development

Site Plan/Background

The original plans approved a design review with a zone change and depicted a single family residential development consisting of 34 lots with a density of 4.3 dwelling units per acre. This extension of time application is a request by the applicant to extend the R-2 zoning and the waivers of development standards. A new design review will be submitted when new plans for development of the site are drawn up.

Previous Conditions of Approval

Listed below are the approved conditions from NZC-0838-13:

Current Planning

- A resolution of intent to complete construction in 3 years;
- 24 inch box Mondel pines 15 feet on center along Rosanna Street;
- 10,000 square foot lots along Rosanna Street;
- Single story homes on the 10,000 square foot lots;
- Maximum density of 4.3 dwelling units per acre;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Design review as a public hearing for any significant changes to the plans;
- Provide pedestrian access to Rainbow Boulevard;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements along Rainbow Boulevard, full off-sites on Pebble Road from the intersection of Pebble Road and Rainbow Boulevard west to the entrance of the subdivision, rural standards on Pebble Road west of the entrance of the subdivision;
- Rosanna Street to be constructed to rural standards;
- Execute a restrictive covenant agreement (deed restrictions);
- Right-of-way dedication to include 55 feet to back of curb for Rainbow Boulevard, 45 feet to 50 feet to back of curb for Pebble Road, 30 feet for Raven Avenue, 30 feet for Rosanna Street and associated spandrels;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, only where full off-sites are required;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that zoning changes affect sewer capacities; this requires the submittal of civil improvement plans for full engineering review and evaluation including the estimated wastewater flow rates at project build-out; and that CCWRD has no objection to the zoning change as submitted.

Waiver of Development Standards #1a was withdrawn without prejudice. Waiver of Development Standards #2 was approved for streetlights and sidewalks for Raven Avenue only.

Applicant's Justification

The applicant states the zone change from C-2 to R-2 zoning was approved by the Board of County Commissioners in May 2015. Since the original approval, ownership of the parcel has changed and the new owner has not been able to begin redesign or development of the project. The applicant is requesting a 5 year extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0838-13	Reclassified 8.0 acres from C-2 to R-2 zoning with waivers of development standards for landscaping and screening and off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving) with a design review for a single family residential development	Approved by BCC	March 2014
ZC-0575-06 (ET-0170-09)	First extension of time for a mixed use development consisting of residential and commercial components - until July 5, 2012 to complete - expired	Approved by BCC	August 2009
ZC-0575-06	Mixed use development consisting of residential and commercial components - expired	Approved by BCC	July 2006
DR-0605-05	Tavern and future retail center - expired	Approved by PC	May 2005
ZC-1190-03	Reclassified the site to a C-2 zone for future commercial development	Approved by BCC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped parcels
South	Commercial General	R-E & C-2	Undeveloped parcels
East	Commercial General	C-2	Undeveloped parcels
West	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residences & undeveloped parcels

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since approval of the original application no technical studies have been submitted to the County for review. The site is now under new ownership. Although, staff continues to have concerns with the zone change, the new owners should be given time to re-design the site and apply for a new design review. Staff can support a 2 year extension of time on this application.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until March 5, 2018 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: American West Development

CONTACT: Slater Hanifan Group/Chelsea, 5740 S. Arville Street, Suite 216, Las Vegas, NV 89118

CONCRETE BATCH PLANT/SAND & GRAVEL/
DETENTION BASIN
(TITLE 30)

CACTUS AVE/AMIGO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-2093-96 (ET-0191-16) – CAPSTONE CHRISTIAN SCHOOL:

USE PERMITS FIFTH EXTENSION OF TIME to complete the following: 1) a temporary batch plant; and 2) additions to an existing temporary sand and gravel mining (gravel pit) operation including temporary associated equipment storage and stockpiling areas all in conjunction with a previously approved, privately funded storm water detention basin and future construction projects.

VARIANCES for the following: 1) permit a previously approved privately funded, below-grade storm water detention basin; and 2) permit a temporary construction trailer on 58.8 acres in a P-F (Public Facility) Zone.

Generally located on the east side of Amigo Street and the north side of Cactus Avenue within Enterprise. SS/co/mcb (For possible action)

RELATED INFORMATION:

APN:

177-27-401-009, 021, & 026; 177-27-801-019

USE PERMITS:

1. Allow a temporary concrete batch plant.
2. Allow additions to an existing temporary sand and gravel mining operation including temporary equipment storage, stockpiling areas, and incidental equipment.

VARIANCES:

1. Permit a previously approved, privately funded, below-grade storm water detention basin.
2. Permit a temporary construction trailer.

LAND USE PLAN:

ENTERPRISE – RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 58.8
- Project Type: Concrete batch plant, gravel pit, and detention basin

Background

VC-1377-95 originally approved a temporary sand and gravel mining operation and privately funded detention basin on 45.4 acres at this location with conditions including a 3 year review of the application, vacation of easements, and applying for P-F zoning or other appropriate permanent zoning for the uses requested. The applicant indicated at the time of the initial application, the detention basin was required for drainage purposes for future development of properties located "downstream". Subsequently, VC-1855-95 was approved for a 20 acre addition to the previously approved 25 acre detention basin for a total of 45 acres and a total project area of 65.4 acres. The subject application was then approved as an addition to the 2 previously mentioned applications, allowing a temporary concrete batch plant, and increasing the project area to 160 acres. Since the original approval of this application, the project size has decreased from 74.5 acres with the previous extension of time to the present size of 58.8 acres. The most recent decrease in size was because a portion of the original site is now developed and owned by a place of worship. As a result, the concrete batch plant, gravel pit, and detention basin can only occur on the remaining parcels. The concrete batch plant, sand, and gravel operation facilitates the construction of the detention basin both physically and financially, resulting in a privately funded and constructed detention basin for the County.

Previous Conditions of Approval

Listed below are the approved conditions from UC-2093-96 (ET-0138-12):

Current Planning

- Until December 31, 2016 to complete the project.
- Applicant is advised that all extensions of time are a public hearing due to a condition of approval on UC-2093-96 (ET-0042-03); and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection, and that gravity public sewer is not easily accessible for this parcel.

Listed below are the approved conditions from UC-2093-96 (ET-0144-10):

Current Planning

- Until December 31, 2012 to complete the project;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions from UC-2093-96 (ET-0167-04):

Until December 31, 2010 to complete the project; subject to providing a report the Board of County Commissioners on FEMA status by January 2006; compliance with all Clark County

Department of Air Quality requirements; compliance with previous conditions; and all applicable standard conditions for this application type. Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions from UC-2093-96 (ET-0042-03):

Until June, 4 2004, subject to verifying compliance with all conditions of approval on next review date; any future extensions of time to be a public hearing before the Board of County Commissioners; paving to be added to the 90 degree corners where trucks kick up dust on haul routes; inspecting all trucks to make sure trucks are all covered before the trucks leave the basin area; planting trees on the entire Cactus Avenue frontage in conjunction with the actual construction and improvement of Cactus Avenue; removing stockpiles and berms blocking flows into the basin within 90 days unless otherwise restricted by OSHA; providing third party testing and inspections in accordance with Civil Engineers off-site inspection procedures to ensure completion of the basin in accordance with approved plan; sign restrictive covenants within 14 days; holding monthly meetings with neighborhood committee to address all issues affecting the neighborhood, including blasting, noise, dust, lighting, etc.; maximum 20 hours of operation per day (no operations between 12:00 a.m. and 4:00a.m.) with a less noisy operations being reserved for late afternoon and early morning hours; save and accept if, and or where, prohibited by OSHA, all loaders used on property shall be equipped with warning flashing lights instead of audible beepers; providing full time personnel on-site during all hours of operation (with phone numbers to neighborhood committee) so the company may immediately address all neighborhood issues including blasting, noise, dust, lighting, etc.; notice to be given to the neighborhood committee of any planned blasting one week prior to blasting, signage shall be posted at the entrance to all affected housing developments no later than 24 hours prior to blasting, actual blasting shall be conducted only between the hours of 12:00 p.m. and 4:00 p.m.; applicant to work with neighbors that may have claims to their property as a result of blasting by the applicant, coordinating meetings between these neighbors and the blasting company; lighting on the property to be directed downward and not outward so as to limit to every reasonable extent possible lights shining on adjoining properties; existing piles of inventory as well as all aspects of the batch plant operation shall be moved entirely down into the interior of the basin by no later than year-end; topographic map shall be filed with the County within 90 days of final approval of this extension of time application; full compliance with all Department of Air Quality Management regulations; directing, in writing, that all gravel trucks shall use only section line roads, and all applicable standard conditions for this application type. Applicant is advised that additional information brought out in the public hearing may warrant additional conditions or a shorter time limit for review; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this will be the last extension of time staff will support.

Listed below are the approved conditions from UC-2093-96:

Subject to a six year time limit for review of this application following the FEMA approval of map revision; applicant to apply for P-F zoning (or other appropriate long term zoning approvals) for the detention basin area and subject to other conditions of approval of VC-1277-95 and VC-1885-96 where applicable; right-of-way dedication; update drainage study and comply; all haul routes to be paved and have Clark County Traffic Engineer approval and Nevada Department of Transportation approval of all intersections with state roads; obtain

permits for the Air Pollution Control Division and sign deed restrictions; Cactus sub-contractors will use two large water trucks to minimize dust; paving to be added to the 90-degree corners where trucks kick up dust on Cactus haul roads; Cactus shall build dirt berms around equipment and hire acoustical engineer to work towards reducing the noise impacting the existing homes to the West of Cactus basin after a two year period, Cactus will not pile dirt higher the 50 feet above the adjacent grades; Cactus will direct trucks to use section line roads in four directions from the pit (Maryland and Silverado Ranch) to decrease the concentration of gravel trucks along any one road; Cactus will pave Maryland from Pyle to Lake Mead with standard 24 foot paving within sixty days of receiving County approvals; Cactus will also install signs along these haul roads to provide proper disclosure to future home buyers; Cactus will not pave gravel haul roads through existing neighborhood directly to the West and will direct gravel trucks to haul only on the approved roads above; Cactus will inspect all trucks to make sure they are all covered before they leave the basin area; Cactus will plant trees on the entire Cactus frontage within six months of water being available in Cactus.

Applicant's Justification

The applicant states that the request for an extension of time is to continue with and stay on track with the time line below:

- 2010/2011: The first 10 acres were developed and 2 church buildings were built and occupied.
- 2015: Two thousand feet of 10 X 24 foot box culvert were built bringing 5,000 cubic feet per second of flood water from the south under Cactus Avenue into the basin.
- 2016: The Pittman North Basin out flow pipe was awarded and construction begun. The box culvert was extended another 50 feet north to ensure Cactus Avenue and the property south of the basin were protected from flooding; FEMA approval pending.
- 2016/2017: Design is nearly completed to build 900 additional feet of box culvert within the basin. Pipe to carry flood water into northeast portion of the basin and allow the development of the southeast section adjacent to Cactus Avenue. Construction to begin the second quarter of 2017.
- 2017/2018: FNI in 25 acres of the Cactus Basin; FEMA approval, CLOMAR to allow development of phase 2 (25 acres).
- 2018: Expected completion of the Pittman North Basin after which FEMA to remove phase 2 land from the flood zone. Sale of some land for residential development to fund school construction.
- 2019/2020: School construction.
- 2020/2022: Sports field construction (after St. Rose Chanel is built).

In 2009, the Clark County Regional Flood Control Master Plan reduced the flows coming into the basin by approximately 50%. The completion of the Pittman North Basin in 2018 will allow 25 acres to be developed; additionally the completion of the St. Rose Channel will allow approximately 15 acres of sports fields to be developed in 2020/2022. At the time of the last extension, the applicant believed 6 years would be sufficient to wind down the operation. However, the economic downturn has slowed operation and development.

Finally, the applicant has maintained excellent relationships with neighbors through quarterly meetings and prompt responses to any issues that arise. Moreover, should the applicant be permitted to proceed as planned, most or all of the cost of the \$3,402,000 the Flood Control District has budgeted to finish the Cactus Basin will be covered by the land owner. Lastly, the

church and school will continue to need gravel and fill dirt. The applicant has worked the site for more than 11 years and is thus best suited to continue the crushing and filling operation. The applicant is requesting an extension of time for 2 additional years.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-2093-96 (ET-0138-12)	Fourth extension of time for use permits to allow a temporary concrete batch plant, allow additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below-grade storm water detention basin, permit a temporary construction trailer, and permit a batch plant and a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	December 2012
UC-2093-96 (ET-0144-10)	Third extension of time for use permits to allow a temporary concrete batch plant, allow additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below-grade storm water detention basin, permit a temporary construction trailer, and permit a batch plant and a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	October 2010
UC-0074-10	Place of worship	Approved by PC	March 2010
UC-1299-07 (ET-0020-10)	First extension of time for a school with a design review – until February 5, 2012 to commence	Approved by PC	March 2010
UC-1299-07	School with a design review	Approved by PC	February 2008
AG-0113-06	A report submitted to the BCC on FEMA status for the site	Received by BCC	February 2006
UC-2093-96 (ET-0167-04)	Second extension of time for use permits to allow a temporary concrete batch plant, allow additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below-grade storm water detention basin, permit a temporary construction trailer, and permit a batch plant and a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	July 2004

Application Number	Request	Action	Date
UC-2093-96 (ET-0042-03)	First extension of time for use permits to allow a temporary concrete batch plant, allow additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below-grade storm water detention basin, permit a temporary construction trailer, and permit a batch plant and a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	June 2003
ZC-1735-00	Reclassified from P-F to M-2 zoning - expired	Held at PC meeting	April 2001
ZC-1320-98	Established P-F zoning on the site	Approved by BCC	November 1998
UC-2093-96	Use permits to allow a temporary concrete batch plant, allow additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below-grade storm water detention basin, permit a temporary construction trailer, and permit a batch plant and a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	February 1997
VC-1855-95 (ET-0338-01)	Second extension of time to review the construction of a privately funded below grade storm water detention basin - held no date and expired	N/A	N/A
VC-1377-95 (ET-0337-01)	Second extension of time for a privately funded below grade storm water detention basin and a temporary sand and gravel operation with incidental equipment storage and stockpiling - held no date and expired	N/A	N/A
VC-1855-95 (ET-0357-98)	First extension of time to review the construction of a privately funded below grade storm water detention basin - 3 additional years - expired	Approved by PC	October 1998
VC-1377-95 (ET-0356-98)	First extension of time for a privately funded below grade storm water detention basin and a temporary sand and gravel operation with incidental equipment storage and stockpiling - 3 additional years - expired	Approved by PC	October 1998
VC-1855-95	Variance for the construction of a privately funded below grade storm water detention basin - expired	Approved by PC	December 1995
VC-1377-95	Variance for a privately funded below grade storm water detention basin and a temporary sand and gravel operation with incidental equipment storage and stockpiling - expired	Approved by PC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	RUD & R-2	Single family residential subdivisions
South	Residential Suburban (up to 8 du/ac), Residential High (8 du/ac to 18 du/ac), Commercial Neighborhood, & P-F (Public Facility)	R-E, R-2, R-3, & P-F	Undeveloped, single family subdivisions, & place of worship (Hope Baptist)
East	Residential Medium (3 du/ac to 14 du/ac), Residential High (8 du/ac to 18 du/ac), & Commercial Neighborhood	RUD, R-3, C-1, & P-F	Undeveloped, single family subdivision, multi-family developments, & place of worship
West	Residential Suburban (up to 8 du/ac) & Residential High (8 du/ac to 18 du/ac)	RUD & R-3	Single family subdivisions

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. The applicant has shown some progress since the last extension of time by working with Clark County Regional Flood Control and Clark County Public Works Development Review. Numerous technical studies have been submitted to Clark County in 2014, 2015, and 2016. These technical studies are directly related to construction of the detention basin.

Since approval of the original application in February 1997, residential development has surrounded the site. Since 1997 there have been complaints from residents in the area about noise and other impacts related to the operations. There are no current complaints on file with Clark County Code Enforcement. Staff continues to be concerned with the amount of residential development surrounding the property and the general non-compatibility of batch plants/gravel pits adjacent to these residential uses. The applicant states that eventually the batch plants/gravel pit operation will result in a detention basin to help protect the surrounding area from possible floods and may eliminate the requirement for flood insurance for additional homeowners in the area. Staff continues to encourage the applicant to take any steps necessary to accelerate the completion of the detention basin and conclude the operation of the temporary batch plant/gravel pit operation in order to minimize any impacts to the surrounding residential neighborhoods. Staff can support a 2 year extension for completion of this project.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 31, 2018 to complete the project.
- Applicant is advised that all extensions of time are a public hearing due to a condition of approval on UC-2093-96 (ET-0042-03); that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CTC Crushing

CONTACT: Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas, NV 89135

PYLE & EDMOND
(TITLE 30)

UPDATE
PYLE AVE/EDMOND ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-0119-16 - MAULE JOAN TRUST, ET AL:

AMENDED TENTATIVE MAP consisting of 31 (previously stated as 35) single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Pyle Avenue and the west side of Edmond Street within Enterprise. SB/dg/ml (For possible action)

RELATED INFORMATION:

APN:

176-25-601-013 & 014

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Number of Lots/Units: **31**
- Density (du/ac): **6.8**
- Minimum/Maximum Lot Size (square feet): **3,325/7,467** (net/gross are the same)
- Project Type: Single family residential development

Site Plan

The **revised** plans depict a proposed single family residential development consisting of **31** lots on 5.0 acres for a density of **6.8** dwelling units per gross acre. The proposed lot sizes range from **3,325** square feet to **7,467** square feet with an average lot size of **3,943** square feet. The proposed development is served by **private streets**. **All lots** have access from an internal street **network** consisting of a 41 foot wide private street with a 4 foot wide sidewalk on 1 side of the street. There is a **41** foot wide stub street that intersects with the 41 foot wide **private** street that will serve **5** lots. The internal private **streets** connect to Edmond Street **and Pyle Avenue** which **are** public streets. All the adjacent public streets will be developed with full off-site improvements. The plans depict that the finished grade of the site will be increased up to 2 feet along a portion of the north property line.

The site plan also depicts a 50 foot wide power easement on the east side of the project, adjacent to Edmond Street. The area within that power easement is depicted as common elements with no prescribed or programmed details for the use of the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	R-E	NV Energy substation
East	Residential Medium (3 to 14 d/ac)	R-2	Single family residential development
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped & power transmission lines

The immediate area is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-0538-16	A zone change to R-2 zoning for a single family residential development with a waiver of development standards for driveway separation on 1 lot is a companion item on this agenda.
VS-0537-16	Vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

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 is contingent upon approval of ZC-0538-16.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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 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 Title 30.32-040-9 are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Edmond Street, 35 feet to back of curb for Pyle Avenue, and associated spandrel.
- **Applicant is advised that the installation of detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;** and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division – Addressing

- Street “A” needs approved street name;
- Street “B” shall have same name as Street “A”

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; the FAA 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/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; show on and off-site fire lane, turning radius, and turnarounds; show fire hydrant locations both on-site and within 750 feet; fire protection may be required for this facility; the required turning radius of a fire apparatus access road shall be no less than 28 feet inside turning radius and 52 feet outside turning radius; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that sewer point of connection as shown on the tentative map is not pre-approved by CCWRD; point of connection determination will require submittal of civil improvement plans for full engineering review and evaluation including submittal of estimated wastewater flow rates from all phases of the proposed project at build-out; and that the tentative map as submitted is acceptable, subject to the point of connection.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: September 21, 2016 – HELD – No Date – per the applicant.

APPLICANT: Summit Homes of Nevada

CONTACT: Actus, Darryl Lattimore, 2441 Horizon Ridge Parkway, Suite 124, Henderson, NV 89052

DRAFT

TORINO UNIT 1
(TITLE 30)

TORREY PINES DR/COUGAR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-0187-16 – LH VENTURES, LLC:

TENTATIVE MAP consisting of 10 single family residential lots 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Cougar Avenue and the west side of Torrey Pines Drive within Enterprise. SB/md/ml (For possible action)

RELATED INFORMATION:

APN:

176-14-301-023

LAND USE PLAN:

ENTERPRISE – RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.5
- Number of Lots/Units: 10
- Minimum/Maximum Lot Size: 6,046/8,829 (gross) & 6,046/6,667 (net)
- Density: 4.0 du/ac
- Project Type: Single family residential

Site Plans

The plans depict a proposed 10 lot single family residential subdivision with a density of 4.0 dwelling units per acre. The average lots size is 7,129 square feet and 6,482 square feet per gross and net acre, respectively. Ingress and egress to the residential development is proposed via a 47 foot wide public street (cul-de-sac) connecting to Torrey Pines Drive. A 5 foot wide sidewalk is depicted on both sides of the cul-de-sac. A 5 foot wide detached sidewalk is provided along Torrey Pines Drive and an attached 5 foot wide sidewalk is depicted along Cougar Avenue. A 10 foot wide landscape easement is located within the rear of lots 6 through 10 and a 15 foot wide landscape easement is located along the street side (Torrey Pines Drive) of lots 1 and 10.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
South	Public Facilities	P-F	Fine Elementary School

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Public Facilities	P-F	Fine Elementary School

The subject parcel and surrounding area are located within the public facilities needs (PFNA) assessment area.

Related Applications

Application Number	Request
ZC-0913-16	Reclassification from R-E to R-2 zoning with waivers of development standards for wall height, building height and architectural intrusions, and a design review for a proposed single family residential development is a companion item on this agenda.
VS-0914-16	Vacate patent easements around the perimeter and to accommodate a detached sidewalk is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that a 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;
- Right-of-way dedication to include 35 feet to back of curb for Torrey Pines Drive, 30 feet for Cougar Avenue and associated spandrel.
- Applicant is advised that the installation of detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building/Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: American West Development

CONTACT: Slater Hanifan Group, 5740 S. Arville Street, Suite 216, Las Vegas, NV 89118

DRAFT

CACTUS COMMERCIAL
(TITLE 30)

CACTUS AVE/CAMERON ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-0188-16 - CACTUS TOWERS, LLC, ET AL:

TENTATIVE MAP for a commercial subdivision on 4.5 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Cactus Avenue and the east side of Cameron Street within Enterprise. SB/dg/ml (For possible action)

RELATED INFORMATION:

APN:

177-30-401-013 & 014

LAND USE PLAN:

ENTERPRISE – COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.5
- Project Type: 1 lot commercial subdivision

Site Plan

The plans depict a 4.5 acre, 1 lot commercial subdivision. The site proposes 2 access driveways along Cactus Avenue and 1 access driveway along Cameron Street. The driveway along Cameron Street aligns with an existing driveway on the west side of Cameron Street but requires a separate waiver of development standards since the location does not comply with the departure distance from Cactus Avenue. The waiver of development standards is part of the request for the companion ZC-0915-16.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0997-06	Reclassified the entire site to R-4 zoning for a condominium planned unit development with increased building height (38 feet)	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential High (8 to 18 du/ac)	RUD	Single family residential development
South	Major Development Project	R-2	Single family residential development within Southern Highlands
West	Commercial General	C-2	Shopping center with tavern

Related Applications

Application Number	Request
ZC-0915-16	Zone boundary amendment to C-2 zoning for a shopping center with automobile maintenance facility and gasoline station is a companion item on this agenda.
VS-0916-16	Vacate and abandon easements and portion of Cactus Avenue right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval is contingent upon approval of ZC-0915-16.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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 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;

- Right-of-way dedication to include 30 feet for Cameron Street;
- Proposed driveway on Cameron Street to align with existing driveway across the street.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division – Addressing

- W. Cactus Ave shall be Cactus Avenue.

Building Department – Geotechnical

- The applicant is advised that compliance with NRS 278.325(4) is required if further subdividing of the property results in creating a boundary or line within a building; and that any additional boundary lines created within 30 feet of any building will result in a reduction of allowable openings and may require fire-resistant-rated construction for the exterior walls.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request must be submitted and approved prior to improvement plan submittal to CCWRD; and that instructions for the POC request may be found on the CCWRD Website.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Boos Development Group, Inc.

CONTACT: Elizabeth Sorokac, Esq., 8965 S. Eastern Avenue, Suite 382, Las Vegas, NV 89123

EASEMENTS
 (TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0537-16 - MAULE JOAN TRUST, ET AL:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Edmond Street (alignment) and Lindell Road (alignment), and between Pyle Avenue (alignment) and Bootlegger Avenue (alignment) within Enterprise (description on file). SB/dg/ml (For possible action)

RELATED INFORMATION:

APN:

176-25-601-013 & 014

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements along the west, north and east property lines for both parcels. Since a 30 foot wide half street width is proposed to be dedicated for the Edmond Street alignment, the easement to be vacated along the east boundary of the overall project is 3 feet.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	R-E	NV Energy substation
East	Residential Medium (3 to 14 d/ac)	R-2	Single family residential development
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped & power transmission lines

The immediate area is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-0538-16	A zone change to R-2 zoning for a single family residential development with a waiver of development standards for driveway separation on 1 lot is a companion item on this agenda.

Related Applications

Application Number	Request
TM-0119-16	A tentative map for 31 single family residential lots on 5.0 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

Public Works – Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- 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 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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Edmond Street, 35 feet to back of curb for Pyle Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: September 21, 2016 – HELD – No Date – per the applicant.

APPLICANT: Summit Homes of Nevada

CONTACT: Actus, Darryl Lattimore, 2441 Horizon Ridge Parkway, Suite 124, Henderson, NV 89052

DRAFT

02/22/17 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

TORREY PINES DR/COUGAR AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-0914-16 -LH VENTURES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and Sorrel Street (alignment), and between Cougar Avenue and Ford Avenue (alignment) within Enterprise (description on file). SB/mk/ml (For possible action)

RELATED INFORMATION:

APN:
176-14-301-023

LAND USE PLAN:
ENTERPRISE – RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans show the vacation and abandonment of 33 foot wide patent easements along the west and south interior boundaries of the subject parcel, and 3 foot wide public street easement south of Cougar Avenue. The request included the vacation of a 5 foot wide public street easement along Torrey Pines Drive to accommodate a future detached sidewalk.

Applicant's Justification

The applicant states that the vacation and abandonment of the subject easements is required in order to develop a proposed single family residential development on the subject property. The easements are no longer needed.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Developing single family residential
South & West	Public Facilities	P-F	Fine Elementary School
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped parcel

Related Applications

Application Number	Request
ZC-0913-16	Reclassify the subject property from R-E to R-2 zoning for a 10 lot single family residential development is a companion item on this agenda.

Related Applications

Application Number	Request
TM-0187-16	A map consisting of 10 single family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works – Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- 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 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

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to back of curb for Torrey Pines Drive, 30 feet for Cougar Avenue and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: American West Development

CONTACT: Slater Hanifan Group Inc., 5740 South Arville Street, Suite 216, Las Vegas, NV
89118

DRAFT

02/22/17 BCC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

CACTUS AVE/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0916-16 - CACTUS TOWERS, LLC, ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Arville Street, and between Cactus Avenue and Rush Avenue and a portion of a right-of-way being Cactus Avenue located between Cameron Street and Arville Street within Enterprise (description on file). SB/dg/ml (For possible action)

RELATED INFORMATION:

APN:

177-30-401-013 & 014

LAND USE PLAN:

ENTERPRISE – COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements around the north, east, and west property lines of both parcels. The plans also depict the vacation and abandonment of a 5 foot wide, approximately 630 feet long, portion of Cactus Avenue for purposes of constructing a detached sidewalk. The applicant indicates that due to the development of the site, the patent easements are no longer needed and due to the detached sidewalk provision, the excess 5 feet of right-of-way needs to be vacated.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0997-06	Reclassified the entire site to R-4 zoning for a condominium planned unit development with increased building height (38 feet)	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-E	Undeveloped
East	Residential High (8 to 18 du/ac)	RUD	Single family residential development
South	Major Development Project	R-2	Single family residential development within Southern Highlands
West	Commercial General	C-2	Shopping center with tavern

Related Applications

Application Number	Request
ZC-0915-16	Zone boundary amendment to C-2 zoning for a shopping center with automobile maintenance facility and gasoline station is a companion item on this agenda.
TM-0188-16	A 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works – Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- 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 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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Cameron Street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Boos Development Group, Inc.

CONTACT: Elizabeth Sorokac, Esq., 8965 S. Eastern Avenue, Suite 382, Las Vegas, NV
89123

DRAFT

SINGLE FAMILY RESIDENTIAL
DEVELOPMENT
(TITLE 30)

UPDATE
PYLE AVE/EDMOND ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-0538-16 – MAULE JOAN TRUST, ET AL:

AMENDED HOLDOVER ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow proposed single family residential lots to have direct access to a collector street (Pyle Avenue) (no longer needed); and 2) modified street standards in accordance with Clark County Uniform Standard Drawings (not previously notified).

DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade.

Generally located on the north side of Pyle Avenue and the west side of Edmond Street within Enterprise (description on file). SB/dg/raj (For possible action)

RELATED INFORMATION:

APN:
176-25-601-013 & 014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow direct access and frontage to a collector street (Pyle Avenue) for 10 proposed single family residential lots where not permitted to face, front, or have direct access to a collector street) (no longer needed).
2. Modify residential driveway geometrics to permit a 2 foot separation from the curb radius to a residential driveway where 12 feet is required per Uniform Standard Drawing No. 222 (an 83% reduction) (not previously notified).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase the finished grade for a single family residential development to 24 inches where 18 inches is the standard (a 33% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 5.0
- Number of Lots/Units: **31**
- Density (du/ac): **6.2**
- Minimum/Maximum Lot Size (square feet): **3,325/7,467** (net/gross are the same)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height: **27** feet
- Square Feet: **1,849 to 2,512**

Site Plan

The **revised** plans depict a proposed single family residential development consisting of **31** lots on 5.0 acres for a density of **6.2** dwelling units per gross acre. The proposed lot sizes range from **3,325** square feet to **7,467** square feet with an average lot size of **3,943** square feet. The proposed development is served by **private streets**. **All lots** have access from an internal street **network** consisting of a 41 foot wide private street with a 4 foot wide sidewalk on 1 side of the street. There is a **41** foot wide stub street that intersects with the 41 foot wide **private** street that will serve **5** lots. The internal private streets connect to Edmond Street and Pyle Avenue which are public streets. **One of the corner lots requires a reduction in the driveway separation from the curb return to Pyle Avenue.** All the adjacent public streets will be developed with full off-site improvements. The plans depict that the finished grade of the site will be increased up to 2 feet along a portion of the north property line.

The site plan also depicts a 50 foot wide power easement on the east side of the project, adjacent to Edmond Street. The area within that power easement is depicted as common elements with no prescribed or programmed details for the use of the area.

Landscaping

The plans depict a 15 foot wide landscape area with detached sidewalk along Pyle Avenue. The plans depict a 6 foot wide landscaping area along Edmond Street which is part of the 50 foot wide power easement. However, the plans note that any trees within the easement are subject to NV Energy approval.

Elevations

The plans depict **4** different models with each model having potential variations including covered porches and building pop-outs. All elevations on all plans depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans

The plans depict **4** different models comprised of 2 story floor plans that have a 2 car garage (front loaded) and range between **1,849** square feet to **2,512** square feet (livable area) with available options.

Applicant's Justification

The applicant indicates that the requested zone change conforms to the land use plan and the design of the entire site is compatible with the development approved in the area. The overall density of this project is below the maximum density for the R-2 zoning. The design review to increase the grade of the site is needed in order to adequately drain storm run-off through the site from west to east. The applicant is requesting the waiver of development standards for **1 lot**,

which requires a reduction in separation from the driveway to the curb return to Pyle Avenue. The driveway is on the egress side and will not inhibit drivers entering the proposed subdivision.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	R-E	NV Energy substation
East	Residential Medium (3 to 14 d/ac)	R-2	Single family residential development
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped & power transmission lines

The immediate area is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-0537-16	Vacate and abandon government patent easements is a companion item on this agenda.
TM-0119-16	A tentative map for 31 single family residential lots on 5.0 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

This site is designated as Residential Suburban in the Enterprise Land Use Plan. The proposed project will have a density of 6.2 dwelling units per acre. The request complies with Housing Policy 2 of the Comprehensive Plan to promote a mix of housing types that meet the diverse needs of the community. Staff finds this request conforms to the land use plan and is appropriate for the area, and therefore, can support the zone change.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the waiver of development standards is appropriate for this location. 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 applicant has not provided sufficient justification to merit approval of this request.

Design Review #1

Staff is concerned with the lack of transition space or landscape and buffering along the north and west property lines adjacent to the existing electric substation and NV Energy property. The site should incorporate additional buffering and screening elements to mitigate the more intense land use to the north and west. **Staff finds the proposed request complies with Urban**

Land Use Policy 10 of the Comprehensive Plan which encourages, in part, site designs to be compatible with adjacent land uses and off-site circulation patterns. Staff can support the design review and finds the applicant has established that the project satisfies the following criteria for a design review: 1) the proposed development is compatible with adjacent development; 2) the proposed development is consistent with the applicable land use plan and Title 30; 3) design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 4) the project is harmonious and compatible with development in the area.

**Public Works – Development Review
Waiver of Development Standards**

Staff can support this waiver of development standards to reduce the distance between a residential driveway and the bcr (beginning curb return) of the intersection since the applicant plans to use this waiver only in 1 of the lots and this lot is located on the egressing side of the street.

Design Review #2

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- **Provide an intense landscape buffer per Figure 30.64-12 in the rear yards of the lots along the north and west property lines;**

- **Provide functional active and passive open space, which may include landscaping, special lighting, seating, walking paths, trails, and workout areas for all residents of the proposed development within the 50 foot wide easement along Edmond Street.**

Public Works – Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Title 30.32-040-9 are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Edmond Street, 35 feet to back of curb for Pyle Avenue, and associated spandrel.
- Applicant is advised that the installation of detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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; the FAA 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/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at time of construction CCWRD will require estimated wastewater flow rates from all phases of the proposed project at build-out and submittal of civil improvement plans before sewer point-of-connection can be approved; and that all on-site sewers shall be public sewers for detached single family residential and shall meet all the requirements of the CCWRD design and construction standards.

TAB/CAC:

APPROVALS:

PROTESTS: 1 letter, 1 card

COUNTY COMMISSION ACTION: September 21, 2016 – HELD – No Date – per the applicant.

APPLICANT: Summit Homes of Nevada

CONTACT: Actus, Darryl Lattimore, 2441 Horizon Ridge Parkway, Suite 124, Henderson, NV 89052

02/22/17 BCC AGENDA SHEET

ELEMENTARY SCHOOL
(TITLE 30)

PYLE AVE/STINNET ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-0911-16 – USA:

ZONE CHANGE to reclassify a 12.5 acre portion of a 20.0 acre parcel from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone in the MUD-4 Overlay District.

DESIGN REVIEWS for the following: **1)** a proposed elementary school; and **2)** increased finished grade.

Generally located on the south side of Pyle Avenue and the west side of Stinnet Street within Enterprise (description on file). SS/dg/ml (For possible action)

RELATED INFORMATION:

APN:

177-26-701-009 ptn

DESIGN REVIEWS:

1. A proposed elementary school.
2. Increase the finished grade for an elementary school up to 96 inches where 18 inches is the standard (a 433% increase).

LAND USE PLAN:

ENTERPRISE – PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.5 (portion)
- Project Type: Elementary school
- Number of Stories: 1 and 2
- Building Height: 18 to 40 feet
- Square Feet: 100,400 (total building area)/66,643 (building footprint)
- Parking Required/Provided: 88/189

Site Plans

The plans show a 12.5 acre portion of a 20.0 acre parcel located on the southwest corner of Pyle Avenue and Stinnet Street for a proposed elementary school. The western 7.5 acre portion of the 20.0 acre parcel is not a part of this request. The proposed site is also bounded on the south side by Dave Street. The front of the school faces the southeast corner of the site which is the intersection of Stinnet Street and Dave Street, and consists of a 1 and partial 2 story building

with multiple wings and the following setbacks: 1) 220 feet from Stinnet Street (east); 2) 100 feet from Dave Street (south); and 3) 80 feet from Pyle Avenue (north). The 2 story portion of the overall building is central on the building footprint. The majority of recreational areas for the school, including playgrounds, basketball courts, shade structures, and turf areas, are located west of the building and enclosed with an 8 foot high chain link fence that is on top of a retaining wall that varies in height from 1 to 9 feet depending on the location of the fence. A kindergarten turf area and playground are located on the east side of the building. Access to the site is from Pyle Avenue, Stinnet Street, and Dave Street, with a bus drop-off lane located along Pyle Avenue. A total of 189 parking spaces are provided east of the building along Stinnet Street. The increase in finished grade is greatest along the northern portion of the property. The applicant held a neighborhood meeting with neighbors with no substantial issues being identified.

Landscaping

A 14 to 45 foot wide landscape area and landscape mounding, which includes a detached and partially attached 10 foot wide sidewalk, is provided along Pyle Avenue. A 10 to 12 foot wide landscape area with a 10 foot wide attached sidewalk is provided along Stinnet Street. An 8 to 10 foot wide landscape area with 10 foot wide attached sidewalk is provided along Dave Street. All proposed trees are 24 inch box in size.

Elevations

The plans depict a 1 story, 18 foot high, with a partial 2 story, 40 foot high school building. The building is constructed of smooth and exposed CMU block, decorative metal roofing, and cement plaster finish. The roofs are flat with parapet walls at various heights. Fabric and metal shade structures located over the playground areas on the site will be at a height of up to 23 feet.

Floor Plans

The plans show a 100,400 square foot elementary school with 53 classrooms, office areas, multi-purpose rooms, restrooms, and other ancillary rooms that serve the operation of the school.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the R-F zoning designation is the most appropriate zoning designation for an elementary school. The construction of the proposed school is anticipated to begin Spring 2017, with substantial completion for Summer 2018. The anticipated opening of this elementary school is for August 2018.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
East	Residential High (8 to 18 du/ac)	R-3	Multiple family development
South	Residential High (8 to 18 du/ac) & Residential Urban Center (18 to 32 du/ac)	R-3 & R-4	Undeveloped, multiple family development, & single family residences

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Residential High (8 to 18 du/ac)	R-3	Multiple family development

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 zone change request complies with the Enterprise Land Use Plan which designates the site as Public Facilities, and is compatible with the existing and planned land uses in the area. Title 30 states that the purpose of the P-F zoning district is to provide for the location and development of sites suitable for necessary public buildings, structures, and uses. Therefore, the establishment of a public school facility on the site is consistent with the intent of the P-F zoning district.

Design Reviews

Staff finds the proposed request is compatible with the surrounding properties and uses in the area. The project complies with all Title 30 requirements. The proposed building is attractive and utilizes architectural elements on all sides of the building. Furthermore, the proposed building is appropriately scaled with the surrounding neighborhoods which have 2 story residential buildings in either single family or multiple family developments. The request complies with Urban Specific Policy 19 of the Comprehensive Plan which states that scale-relationships between buildings and adjacent developments should be carefully considered; where varying building height, breaking up the mass of a building, and shifting building placement should be utilized to provide appropriate transitions between differing building scales and intensities. Finally, the establishment of a school facility complies with School Policy 1 which states that Clark County will work with the Clark County School District to provide for school facilities.

Public Works - Development Review

Design Review #2

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning.

Public Works – Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Title 30.32-040-9 are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Spencer Street, 30 feet for Pyle Avenue, 30 feet for Stinnet Street, 30 feet for Dave Street and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at time of development CCWRD requires submittal of estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Clark County School District

CONTACT: Gabrielle Greer, CCSD Real Property Management, 1180 Military Tribute Place, Henderson, NV 89074

SINGLE FAMILY RESIDENTIAL
DEVELOPMENT
(TITLE 30)

TORREY PINES DR/COUGAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-0913-16 – LH VENTURES, LLC:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; **2)** increased building height; and **3)** increase the length of architectural enclosures.

DESIGN REVIEW for a proposed single family residential development.

Generally located on the south side of Cougar Avenue and the west side of Torrey Pines Drive within Enterprise (description on file). SB/md/ml (For possible action)

RELATED INFORMATION:

APN:

176-14-301-023

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase wall height to 6 feet 8 inches where a maximum of 6 feet is permitted (an 11.1% increase).
- b. Increase combined wall/retaining wall height to 12 feet 8 inches (6 foot retaining/6 foot 8 inch screen wall) where a maximum of 12 feet (6 foot retaining/6 foot screen wall) is permitted (a 5.6% increase).
2. Increase building height to 38 feet where a maximum of 35 feet is permitted (an 8.6% increase).
3. Allow architectural enclosures up to a maximum of 19 feet where 12 feet is the maximum (a 58% increase).

LAND USE PLAN:

ENTERPRISE – RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 10
- Density: 4.0 du/ac
- Minimum/Maximum Lot Size (square feet): 6,046/8,829 (gross) and 6,046/6,667 (net)
- Project Type: Single family residential development

- Number of Stories: Up to 3 stories
- Building Height: Up to 38 feet
- Square Feet: 3,692 to 4,770

Site Plans

The plans depict a proposed 10 lot single family residential subdivision with a density of 4.0 dwelling units per acre. The average gross and net lot sizes are 7,129 square feet and 6,482 square feet. Ingress and egress to the residential development is proposed via a 47 foot wide public street (cul-de-sac) connecting to Torrey Pines Drive. A 5 foot wide sidewalk is depicted on both sides of the cul-de-sac.

Landscape Plan

The plans depict a 15 foot wide landscape area with a 5 foot wide detached sidewalk adjacent to Torrey Pines Drive and a 5 foot wide attached sidewalk with a 10 foot wide landscape easement adjacent to Cougar Avenue.

Wall Height

The maximum perimeter wall height requested is a 6 foot 8 inch screen wall where 6 feet is allowed along Cougar Avenue, Torrey Pines Drive and the perimeter of the lots. For the internal lots within the subdivision, the maximum rear wall height requested is a 6 foot 8 inch screen wall where 6 feet is allowed. The perimeter wall along Torrey Pines Drive will be a 12 foot 8 inch high combined wall/retaining wall (6 foot retaining/6 foot 8 inch screen wall).

Building Height

The next standard to be waived is to allow a maximum building height of 38 feet where 35 feet is allowed. This additional height will allow American West Development to provide a 9 foot ceiling height in all levels of the 3 story product.

Architectural Enclosures

The increased length of the architectural enclosure is a combination of 2 different architectural features that provide additional enhancements to the house. Individually, the length of these enclosures would comply with Code; however, the combination of the enclosures exceeds the maximum length of 12 feet. The architectural enclosures extend a maximum of 19 inches from the side of the proposed single family units. The request is for only 2 of the 5 plans, and would only apply if the optional living room fire place is selected by the home buyer.

Elevations

The plans depict a total of 5 models, with 4, 2 story models ranging in height from 26 to 31 feet. The fifth model consists of 3 stories with a maximum height of 38 feet. The 2 story models include 4 separate elevations per plan and the 3 story model includes 3 separate elevations. Building materials consist of stucco, stone veneer, wrought iron, corbels, and tile roofing. Decorative trim and other architectural elements are shown on all elevations. A minimum 3:12 roof pitch is provided on all elevations.

Floor Plans

The plans depict homes ranging in size from 3,692 square feet to 4,770 square feet with up to 5 bedrooms.

Applicant's Justification

The applicant states that the proposed community has been designed to complement the surrounding residential subdivisions. The proposed project will blend well with the surrounding developments and that the change from R-E to R-2 will be a less intensive use and blend nicely with the single family subdivisions to the north of the site. The increase in perimeter wall height will provide additional privacy to the potential home buyer. The increase in building height will allow the developer to provide a 9 foot ceiling height in all levels of their 3 story product.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
South	Public Facilities	P-F	Fine Elementary School
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Public Facilities	P-F	Fine Elementary School

The subject parcel and surrounding area are located within the public facilities needs assessment (PFNA) area.

Related Applications

Application Number	Request
TM-0187-16	A map for a proposed 10 lot single family residential development is a companion item on this agenda.
VS-0914-16	Vacate patent easements to accommodate a detached sidewalk 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 request to R-2 zoning conforms to the Enterprise Land Use Plan which designates the parcel as Residential Suburban. Staff finds that the proposed zoning is consistent and compatible with the existing and approved land uses in the area. The adjacent property to the north is a developing R-2 single family residential subdivision. Although the property to the east is undeveloped, the parcel is designated as Residential Suburban in the Enterprise Land Use Plan. The request complies with Urban Land Use Policy 4 of the Comprehensive Plan which encourages lots to develop at similar densities as the existing area. Therefore, staff recommends approval of this request.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not 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 can support the waiver to increase the screen wall height to 6 feet 8 inches. Staff finds that the wall will not adversely impact the surrounding properties since the walls will provide additional security and privacy for future residents. Similar requests have been approved for other residential developments in Clark County. The additional 8 inches above the maximum allowed 12 foot high combined wall/retaining wall will not adversely impact the surrounding area. The proposed wall would be set back and buffered by the 15 foot wide street landscape area along Torrey Pines Drive.

Waiver of Development Standards #2

Staff can also support the waiver to increase the building height. The ceiling heights of the proposed residences do not exceed 35 feet; however, 1 of the home models has 3 stories and the roof is at a height of 38 feet. The request is less than a 10 percent deviation from the standard height and similar requests have been approved for other residential developments in Clark County.

Waiver of Development Standards #3

The request to increase the length of the architectural enclosures beyond 12 feet is a self-imposed hardship. Staff finds the site does not have unique circumstances or features to justify the increase in length to the architectural enclosures. The project site is an undeveloped parcel; therefore, the floor plans for the single family residences or the lot sizes can be modified to eliminate the waiver request. Increasing the length of the architectural enclosures up to a maximum of 19 feet is excessive; therefore, staff cannot support this request.

Design Review

The proposed area of the lots is larger than the minimum required by Code for R-2 zoning. Architectural enhancements are provided on all sides of the proposed residences in compliance with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Therefore, staff can support the design review.

Staff Recommendation

Approval of the zone change, waivers of development standards #1 and #2, and the design review; and denial of waiver of development standards #3.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.

Public Works – Development Review

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

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to request your POC from the CCWRD by referencing POC Tracking #000754-2016.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: American West Development

CONTACT: Slater Hanifan Group, 5740 S. Arville Street, Suite 216, Las Vegas, NV 89118

02/22/17 BCC AGENDA SHEET

SHOPPING CENTER/GASOLINE
STATION
(TITLE 30)

CACTUS AVE/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-0915-16 – CACTUS TOWERS, LLC, ET AL:

ZONE CHANGE to reclassify 4.5 acres from R-4 (Multiple Family Residential - High Density) Zone to C-2 (General Commercial) Zone.

USE PERMIT to reduce the separation from a proposed gasoline station to a residential use.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEW for a proposed shopping center with gasoline station and vehicle maintenance facility.

Generally located on the north side of Cactus Avenue and the east side of Cameron Street within Enterprise (description on file). SB/dg/ml (For possible action)

RELATED INFORMATION:

APN:

177-30-401-013 & 014

USE PERMIT:

Reduce the separation from a gasoline station to a residential use to 152 feet where 200 feet is the standard (a 24% reduction).

WAIVER OF DEVELOPMENT STANDARDS:

Allow an 81 foot driveway departure distance (driveway off-set) from Cactus Avenue, for a driveway along Cameron Street, where a 190 foot departure distance per Uniform Standard Drawings is required.

LAND USE PLAN:

ENTERPRISE – COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.5
- Project Type: Shopping center with gasoline station, automobile maintenance facility, and restaurants
- Number of Stories: 1

- Building Height: 22 feet (automobile maintenance building)/22 to 25 (in-line retail building)/24 feet (restaurants)/26 feet (gasoline station canopy) and 11 feet (gasoline station kiosk)
- Square Feet: 33,150 (total)/20,000 (in-line retail building)/4,700 (automobile maintenance building)/4,137 and 3,300 (restaurants)/1,000 (gasoline station kiosk)
- Parking Required/Provided: 136/146

Site Plans

The plans depict a 4.5 acre shopping center consisting of the following: 1) an automobile maintenance facility on the northwest portion of the site with bay doors facing Cameron Street; 2) in-line retail building along the north property line; 3) a restaurant with drive-thru along the east with the pickup window facing east; 4) a restaurant with drive-thru perpendicular to Cactus Avenue and centrally located on the site; and 5) gasoline station with payment kiosk structure on the southwest corner of the site. Parking is equitably distributed throughout the site and designed as parking courts. The site proposes 2 access driveways along Cactus Avenue and 1 access driveway along Cameron Street. The driveway along Cameron Street aligns with an existing driveway on the west side of Cameron Street but requires a waiver of development standard since the location does not comply with the departure distance from Cactus Avenue.

Landscaping

The plans depict an intense landscape buffer along the north and east property lines. There is a 15 foot wide landscape area with a detached sidewalk along Cactus Avenue. The landscaping along Cameron Street complies with Title 30. However, a portion of street landscaping directly west of the bay doors for the proposed automobile maintenance building, along Cameron Street, is designed with the tree type and spatial distribution as an intense landscaping buffer to visually obscure the bay doors from the street.

Elevations

The elevations for the automobile maintenance building include painted stucco, aluminum storefront, flat roof with parapet walls, and 4 overhead doors facing west and east.

The in-line retail building includes painted stucco with columns, decorative stone veneer, aluminum storefronts, and enhanced decorative cornice treatment along the parapet walls.

The restaurants will include painted stucco, brick veneer, aluminum storefront treatments, and metal canopies. The roofs are flat with parapet walls and enhanced decorative cornice treatment.

The gasoline station canopy and cashier kiosk structure will include stone veneer on the column base and kiosk base with acrylic paneling for the canopy and stucco siding for the kiosk. The roofs are flat.

Floor Plans

The 4,700 square foot automobile maintenance building consists of the automobile service bays, a storage area, and a platform level storage area. The office area of the building includes a customer area, office, restrooms, shop toilet, and break area.

The 20,000 square foot in-line retail building consists of multiple lease spaces.

The 4,137 and 3,300 square foot restaurants include service counters, kitchen areas, dining areas, and restrooms.

The 1,000 square foot kiosk structure includes a cashier area and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the zone change is in conformance with the Enterprise Land Use Plan and will complement the immediate area. Additionally, the requested C-2 zoning is appropriate based on the location of the property along an arterial street. The request for the special use permit to reduce the separation for the gasoline station canopy and waiver for driveway location are also appropriate and justified. Finally, the request will produce an environment of stable and desirable character consistent with the objectives of Title 30 and the Comprehensive Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0997-06	Reclassified the entire site to R-4 zoning for a condominium planned unit development with increased building height (38 feet)	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-E	Undeveloped
East	Residential High (8 to 18 du/ac)	RUD	Single family residential development
South	Major Development Project	R-2	Single family residential development within Southern Highlands
West	Commercial General	C-2	Shopping center with tavern

Related Applications

Application Number	Request
VS-0916-16	Vacate and abandon easements and a portion of Cactus Avenue right-of-way is a companion item on this agenda.
TM-0188-16	A 1 lot commercial subdivision 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 request is a conforming zone boundary amendment within the Commercial General land use category. This area is developing with similar commercial developments which strengthen the economic viability and stability of the area given the amount of residential uses. The C-2 zoning district is intended to provide areas with a full range of commercial uses in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The intent of the district is for development nodes which are typically greater than 10 acres. Given the existing C-2 zoning and planned Commercial General to the north and west, staff finds that the request is compliant with Urban Land Use Policy 67 of the Comprehensive Plan which encourages, in part, commercial developments that complement abutting uses through site planning and building design. The request is also compliant with Urban Land Use Policy 1, which encourages, in part, suburban growth patterns that promote employment opportunities/development.

Use Permit

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

A gasoline station is a conditional use in a C-2 zoning district, which requires performance measures (conditions) to mitigate potential adverse impacts. Title 30 prescribes that a gasoline station must be set back 200 feet from a residential use on a separate property. The applicant is requesting to reduce this condition through a special use permit. The reduction in setback is from the leading edge of the canopy to the residential use zone boundary line which is a point directly back of curb on the south side of Cactus Avenue. The distance is greater if the street landscaping and residential setbacks are incorporated into the separation setback. With a design review for lighting and signage, staff can support the reduction since similar gasoline stations along Cactus Avenue exist with no adverse impacts to the contiguous residential uses. The proposed gasoline station is consistent and compatible with existing and proposed uses in this area and this request complies with Urban Land Use Policy 7 of the Comprehensive Plan which encourages land uses that are complementary and of similar scale and intensity. Therefore, staff can support this request.

Design Review

Staff finds the proposed project is compatible with the surrounding area. The site design, excepting out the east facing service window for Building 3, is consistent with the approved and existing commercial land uses in the immediate area. The plans depict a use, design, and geographic location that are compliant with Urban Land Use Policy 10 of the Comprehensive Plan which encourages, in part, site designs that are compatible with adjacent land uses and off-site circulation patterns. With conditions, staff finds the overall project design is consistent with Urban Land Use Policy 67 which encourages appropriate site planning and building design to ensure that commercial developments are compatible with abutting uses, and Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations to improve visual quality.

Staff is concerned with the drive-thru window for Building 3 along the east side of the site. Staff cannot support the current design since the east facing service window will have adverse impacts to the existing single family residential development.

Public Works – Development Review

Waiver of Development Standards

Staff can support the waiver of development standards to reduce the departure distance between the driveway on Cameron Street and the intersection with Cactus Avenue from the required 190 feet to 81 feet. Although the lot dimensions allow for a larger distance than the proposed 81 feet, it does not accommodate the entire 190 feet required. The applicant is also aligning the proposed driveway with the existing driveway across Cameron Street and this alignment will alleviate traffic movements into the 2 sites.

Staff Recommendation

Approval of the zone change, use permit, waiver of development standards, and design review for the shopping center, gasoline station, and vehicle maintenance facility; and denial of the east facing drive-thru service window for Building 3.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Landscaping per plans on file;
- All buildings, including gasoline station canopy and kiosk, to have decorative stone veneer and decorative cornice treatment along the roof lines consistent with the in-line retail building;
- Provide architectural treatments to the east and west elevations of the automobile maintenance building to reduce the visual dominance of the service bay doors, such as but not limited to, recessed service bay doors with enhanced articulation around the openings, a combination of projections and recesses, or an arcade;
- Drive-thru lane for Building 4 (centrally located restaurant) to have a decorative low profile masonry wall no higher than 36 inches adjacent to the drive-thru curb to properly screen vehicle headlights that might shine towards Cactus Avenue and residential development along the south side of the street;
- Where drive-thru window is adjacent to residential development along the east, the talk box shall be set back behind the building or face to minimize noise, away from adjacent homes;
- Drive-thru lane for Building 3 (restaurant along the east) to have a redundant 6 foot high decorative sound wall, within the landscape area adjacent to the drive-thru curb directly east of the drive-thru window, with the length to be approximately 2 stacked vehicles to minimize noise associated with the drive-thru service window;
- Design review as a public hearing on signage and lighting;

- Design review as a public hearing on substantial changes;
- 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 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Cameron Street;
- Proposed driveway on Cameron Street to align with existing driveway across the street.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at time of development CCWRD requires submittal of estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Boos Development Group, Inc.

CONTACT: Elizabeth Sorokac, Esq., 8965 S. Eastern Avenue, Suite 382, Las Vegas, NV 89123