



Enterprise Town Advisory Board

Clark County Commission Chambers

500 South Grand Central Pkwy

Las Vegas, NV 89155

October 14, 2020

6:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at 702-371-7991 or chayes70@yahoo.com and is/will be available on the County's website at www.clarkcountynv.gov.
- Live streaming of the Enterprise Town Board meeting is available on https://www.youtube.com/channel/UCz81VswMevHVX2aJT_LFTQ

Board/Council Members: Jenna Waltho – Chair
David Chestnut

Barris Kaiser – Vice Chair
Kendal Weisenmiller

Secretary Carmen Hayes, 702-371-7991 chayes70@yahoo.com

County Liaison(s): Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

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

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

III. Approval of Minutes for September 30, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

IV. Approval of the Agenda for October 14, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Receive an update from Brightline West, the high-speed passenger rail service connecting Southern California and Southern Nevada (for discussion).
2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
 - Applications are available until November 15, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2021.

VI. Planning and Zoning

1. **ZC-20-0284-LH VENTURES, LLC:**
HOLDOVER ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.
DESIGN REVIEWS for the following: **1)** a proposed charter school site; and **2)** increase finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **10/20/20 PC**
2. **VS-20-0285-LH VENTURES, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessori Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **10/20/20 PC**
3. **AG-20-900314:** The Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action) **10/20/20 PC**
4. **WS-20-0359-HCE DECATUR, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** allow attached sidewalk; and **3)** reduce driveway geometrics.
DESIGN REVIEW for an office building on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the southwest corner of Shelbourne Avenue and Decatur Boulevard within Enterprise. JJ/sd/jd (For possible action) **10/20/20 PC**

5. **UC-20-0408-STRA HOLDING, LLC:**
USE PERMIT to allow outside dining and drinking in conjunction with a restaurant on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the north side of St. Rose Parkway, approximately 1,391 feet south of Amigo Street within Enterprise. MN/jor/jd (For possible action) **11/03/20 PC**

6. **UC-20-0410-DAY JUNE ELLEN:**
USE PERMITS for the following: **1)** allow a proposed metal accessory building (storage/barn) not architecturally compatible with the principal building; and **2)** alternative design standards. **WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an accessory building (storage/barn) in conjunction with a single family residence on 0.5 acres in the R-E (Rural Estates Residential) Zone. Generally located on the south side of Maulding Avenue and the west side of Bermuda Road within Enterprise. MN/bb/jd (For possible action) **11/03/20 PC**

7. **VS-20-0401-THOMSON MANAGEMENT GROUP NV LP:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/md/xx (For possible action) **11/03/20 PC**

8. **WS-20-0371-WELPMAN SELF STORAGE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a roof sign.
DESIGN REVIEW for signage in conjunction with a previously approved mini-warehouse facility and vehicle storage facility on 4.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Welpman Way and the west side of Parvin Street (alignment) within Enterprise. MN/nr/xx (For possible action) **11/03/20 PC**

9. **WS-20-0402-WARM SPRINGS OWNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a security fence; **2)** increased fence height; **3)** waive design standards for a fence; and **4)** reduce parking.
DESIGN REVIEW for a security fence in conjunction with an existing office building on 3.7 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Bermuda Road, approximately 250 feet south of Warm Springs Road within Enterprise. MN/nr/jd (For possible action) **11/03/20 PC**

10. **DR-20-0416-LH VENTURES, LLC:**
DESIGN REVIEWS for the following: **1)** increased finished grade; and **2)** proposed single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Jones Boulevard and the north side of Robindale Road within Enterprise. MN/lm/jd (For possible action) **11/04/20 BCC**

11. **TM-20-500142-LH VENTURES, LLC:**
TENTATIVE MAP consisting of 33 lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Jones Boulevard and the north side of Robindale Road within Enterprise. MN/lm/jd (For possible action) **11/04/20 BCC**

12. **ET-20-400107 (NZN-0312-17) -TRAJAN HOLDINGS, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 6.5 acres from R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive screening and buffering requirements; **2)** reduce setbacks for a proposed structure (security fence); **3)** reduce setbacks from rights-of-way for a proposed structure (security fence); and **4)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a semi-truck and trailer parking facility with employee parking lot. Generally located on the west side of Redwood Street and the north side of Richmar Avenue within Enterprise (description on file). JJ/jgh/jd (For possible action) **11/04/20 BCC**
13. **VS-20-0399-LH VENTURES, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Tomsik Street located between Camero Avenue and Wigwam Avenue within Enterprise (description on file). JJ/al/xx (For possible action) **11/04/20 BCC**
14. **WS-20-0398-LH VENTURES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot area; **2)** increased wall height; **3)** off-site improvements (curbs, gutters, streetlights, sidewalks, and reduced width paving); and **4)** street intersection off-set.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** increased finished grade for lots within a proposed single family residential development on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Camero Avenue and Tomsik Street within Enterprise. JJ/al/xx (For possible action) **11/04/20 BCC**
15. **TM-20-500138-LH VENTURES, LLC:**
TENTATIVE MAP consisting of 10 single family residential lots and common lots on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Camero Avenue and Tomsik Street within Enterprise. JJ/al/xx (For possible action) **11/04/20 BCC**
16. **WS-20-0407-CHETAK DEVELOPMENT:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall sign area; **2)** increase wall sign logo size; and **3)** increase the wall sign letter height.
DESIGN REVIEW for significant changes for proposed signage in conjunction with a previously approved commercial center on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cactus Avenue, approximately 240 feet east of Valley View Boulevard within Enterprise. JJ/jor/jd (For possible action) **11/04/20 BCC**

VII. General Business

1. Nominate a Representative and Alternate for the 2020/2021 (CDAC) Community Development Advisory Committee (for possible action).

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

IX. Next Meeting Date: October 28, 2020 at 6:00 p.m.

X. Adjournment.

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

Windmill Library -7060 W. Windmill Lane
Einstein Bros Bagels- 3837 Blue Diamond Rd.
Enterprise Library- 25 E. Shelbourne Ave.
Whole Foods Market- 6689 Las Vegas Blvd
<https://notice.nv.gov>



Enterprise Town Advisory Board

September 30, 2020

MINUTES

Board Members:	Jenna Waltho, Chair - PRESENT David Chestnut PRESENT	Barris Kaiser, Vice Chair PRESENT Kendal Weisenmiller PRESENT via WebEx
Secretary:	Carmen Hayes 702-371-7991 chaves70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov PRESENT	

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

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

Brady Bernhart, Current Planning

II. Public Comment

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

None.

III. Approval of September 9, 2020 Minutes (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** Minutes as published for September 9, 2020.

Motion **PASSED** (4-0) /Unanimous

IV. Approval of Agenda for September 30, 2020 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE**

Motion **PASSED** (4-0) /Unanimous

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

- Applications are available until November 15, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2021.

- **Clark County Public Works presentation on Duck Creek Wash project (for Discussion)**

Improve storm water flow with the construction of concrete-lined channel and/or reinforced concrete box storm drain from Bermuda Road to Las Vegas Boulevard. It is anticipated that completion of this project will remove surrounding homes from the FEMA 100-year Special Flood Hazard Area Flood Zone and alleviate flooding problems during heavy rainfall events.

Proposed Improvements Include:

- Concrete transition structures to existing facilities at Bermuda Road and Las Vegas Boulevard.
- Reinforced concrete channel lining and/or reinforced concrete box storm drain.
- Storm drain laterals and drop inlets.
- **Status:** In Pre - Design - Anticipated Construction 1st Quarter 2022.
- **Project Needs:**
 - Right-of-way acquisition
 - Utility relocations: water, sewer, gas and telcom.
- **Public Outreach:**
 - Project Engineer, Ryan Belsick, P.E. Phone: 455-6140
 - Email: InTheWorks@ClarkCountyNV.gov (Project name in Subject line)

- **Clark County Master Plan Starting to Take Shape**

A preliminary framework for Clark County's new Master Plan is now available for review. Building on what we have heard from the community to date, this document outlines six core values as a vision for Clark County's future. In conjunction with the goals and goals and initial policy directions that support them, the core values establish a basic direction for the Master Plan. Over the coming months, these ideas will be refined and expanded upon based on additional input from Clark County residents and stakeholders.

Second Online Input Opportunity

The second of five major input opportunities planned as part of the Transform Clark County process is an online survey and focuses on the Preliminary Plan Framework. This input opportunity is intended as an opportunity to "check-in" with stakeholders and the community on three key questions: Have we heard you correctly? Are we on the right track? Are we missing anything?

VI. Planning & Zoning

1. **VS-20-0367-WALSH, JOSEPH P. & ROSELYN M.:**
VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue (alignment) and Cactus Avenue, and between Cameron Street (alignment) and Decatur Boulevard within Enterprise (description on file). JJ/bb/jd (For possible action) **10/20/20 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) /Unanimous

2. **VS-20-0375-PARSONS FAMILY REVOCABLE LIVING TRUST & PARSONS GARY & DEANNA F. TRS:**
VACATE AND ABANDON a portion of right-of-way being Gagnier Boulevard located between Shelbourne Avenue (alignment) and Camaro Avenue within Enterprise (description on file). JJ/nr/jd (For possible action) **10/20/20 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) /Unanimous

3. **VS-20-0382-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of a right-of-way being Lindell Road located between Roy Horn Way and Badura Avenue, a portion of a right-of-way being Badura Avenue located between Lindell Road and Edmond Street, a portion of a right-of-way being Edmond Street located between Badura Avenue and Roy Horn Way, and a portion of a right-of-way being Roy Horn Way located between Edmond Street and Lindell Road within Enterprise (description on file). MN/lm/jd (For possible action) **10/20/20 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) /Unanimous

4. **WS-20-0359-HCE DECATUR, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) to reduce landscaping; 2) allow attached sidewalk; and 3) reduce driveway geometrics.
DESIGN REVIEW for an office building on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the southwest corner of Shelbourne Avenue and Decatur Boulevard within Enterprise. JJ/sd/jd (For possible action) **10/20/20 PC**

Motion by Jenna Waltho
Action: **APPROVE** applicant request **HOLD** to the Enterprise TAB meeting on October 14, 2020 to consider revised plans.
Motion **PASSED** (4-0) /Unanimous

5. **ET-20-400098 (DR-18-0491) -WILLIAM LYON HOMES INC:**
DESIGN REVIEW FIRST EXTENSION OF TIME to commence the following: **1)** a single family residential development; and **2)** increased finished grade on 2.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. MN/jgh/jd (For possible action) **10/21/20 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) /Unanimous

VII. General Business:

1. Receive update on Master Plan and Development Code Rewrite from Enterprise TAB representative Dave Chestnut (for discussion).

The TAB discussed the handout regarding Rural Low Residential and **DIRECTED** Dave Chestnut to focus the submission on suggested goal and policy changes since the workgroup does not seem to be working on the code re-write yet.

VIII. Public Comment:

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

- None

IX. Next Meeting Date

The next regular meeting will be October 14, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

ADJOURN meeting at 7:05 p.m.

Motion **PASSED** (4-0) /Unanimous



Enterprise Town Advisory Board

To: TransformClarkCounty@ClarkCountyNV.gov:

ENTERPRISE TAB RURAL LOW RESIDENTIAL POLICY RECOMMENDATIONS

As of October 6, 2020.

The Rural Low Residential goals and policies must be better defined to distinguish RNP-1 uses from large lot uses outside the RNP overlay. The goals and policies developed must be consistent with the NRS and set the code standards.

The Rural Low Residential land use, 1/2 acre and larger, has evolved over the last decade in the Enterprise, Spring Valley and Lone Mountain Land Use Plans. At first, it covered land in the RNP overlay where rural character preservation is required. It was then expanded to include large lot development outside the RNP where rural character preservation is not required.

HISTORY

- Residents were told by the County staff to establish large lot residential in Enterprise 20 to 30 years ago.
 - Many residences were established with equestrian uses.
 - At that time, only a small area of Enterprise was included in the land use plan.
 - Goals and policies for rural uses were not established.
- In the early 90's, Nevada established the Rural Neighborhood Preserve (RNP).
 - However, that law was not renewed after 10 years.
 - It was replaced with the current definition.
- In 2004, the County established the RNP overlay on approximately 3000 acres in Enterprise.
- The RNP overlay has been poorly defined in policy and code.
- The open rural design is being supplanted by closed in small subdivision design.

NRS 278.0177

The NRS 278.0177 defines a "Rural Preservation Neighborhood" as:

"Rural preservation neighborhood" means a subdivided or developed area:

1. Which consists of 10 or more residential dwelling units;
2. Where the outer boundary of each lot that is used for residential purposes is not more than 330 feet from the outer boundary of any other lot that is used for residential purposes;
3. Which has no more than two residential dwelling units per acre; and
4. Which allows residents to raise or keep animals non-commercially.

TITLE 30.48 PART C (current)

Title 30.48 Part C is used to implement the "Rural Preservation Neighborhood"



Enterprise Town Advisory Board

30.48.170

Purpose.

The Rural Neighborhood Preservation Overlay District, hereinafter referred to as RNP, is established to ensure that the character of rural and other residential development is preserved.

ANALYSIS

The key word in both the State and County code about the RNP is preservation. The preservation element must be included in the policies for Rural Low Residential. The County code introduces "rural character" as an element in Rural Low Residential. It does not provide the distinguishing characteristic between the RNP and large lot developments. The two terms, "preserve" and "rural character", taken together mean RNP neighborhoods must have clearly defined goals and policies.

A developed/protected neighborhood is a concept currently used by master planned communities and HOAs to maintain the neighborhood character and prevent parcel removal. The difference between master planned communities/HOAs and RNPs is who controls the neighborhood development/protection.

The HOA is defined and controlled by NRS Chapter 116. The NRS limits County control. The master planned communities are defined by the developer in accordance with County Title 30 Chapter 30.20. Each master planned community has its own land use plan and standards.

The County has not applied the same level of goals and policies to the RNP. The goals and policies for the RNP are few. The result is the RNPs changes are being driven by private developers' land use applications.

RURAL CHARACTER

The verbiage below defines how rural character should be developed into goals and policies. These were developed by examining how other government bodies in the valley approach the development/protection of Rural Low Residential uses.

RNP neighborhood is defined by some or all the characteristics below:

- Populated by residents with common interests in more open space lifestyles than experienced in suburban/urban neighborhoods.
-
- Homes front on local streets or 4-house cul-de-sacs.
- Custom built homes.
- No mandatory conditions, covenants, and restrictions (CC&Rs) or homeowners' associations.
- Suitable for raising or keeping animals non-commercially and/or riding horses in a rural residential setting.
- Access to county trail system or internal trail systems.



Enterprise Town Advisory Board

- Residential net lot size large enough to park boats, horse trailers, and other recreational vehicles behind the front setback line and with enough rear yard area to construct accessory buildings.
- Residential densities low enough to provide greater setbacks between neighboring dwellings than typically found in suburban/urbanized areas.
- Modified pavement sections and few public streetlights and sidewalks.
- Less light pollution from fewer residential nighttime activities and reduced house lighting in general.

The current goals and policies are too watered down to provide the necessary guidance for preservation and future development.

SUGGESTED GOALS AND POLICIES:

Given the information above, the following goals and policies are suggested:

Rural Low Residential Goal adopted by Board of County Commissioners

Rural Neighborhood Residential to provide for large lot residential uses with two distinct land uses: large lot homes and the Rural Neighborhood Preservation (RNP).

Additional Estate Residential Policies:

- Rural Neighborhood characteristics should be defined.
- Rural Neighborhood Residential uses should be developed to two units or less per acre.
- RNP overlay should be developed to maintain rural characteristics.
- Discourage the development of enclosed communities.
- Development within or abutting RNP overlay uses should preserve the RNP rural character and limit any impacts of non-residential development.
- Develop/preserve existing Rural Neighborhood Preservation Overlay Districts by discouraging reclassification of viable neighborhoods for other uses.
- The RNP-1 overlay should conform with the NRS and Clark County criteria for "Rural Neighborhood Preservation".

Jenna Waltho
Chair, Enterprise Town Advisory Board

10/20/20 PC AGENDA SHEET

UPDATE
TENAYA WY/AGATE AVE

PUBLIC CHARTER SCHOOL
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-20-0284-LH VENTURES, LLC:

HOLDOVER ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.

DESIGN REVIEWS for the following: **1)** a proposed charter school site; and **2)** increase finished grade.

Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-22-501-025 ptn

WAIVER OF DEVELOPMENT STANDARDS:
Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Agate Avenue, Montessori Road, and Raven Avenue where required per Section 30.52.050.

DESIGN REVIEWS:

1. For a proposed charter school site (kindergarten through 12).
2. Increase the finished grade for a school site to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.6 (portion) of 37.5 acres
- Project Type: Proposed public charter school site
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35

- Square Feet: 116,753 (consisting of 3 building footprints)
- Parking Required/Provided: 416/431

Site Plans

The plans depict 3 school buildings located near the west half of a 14.6 acre site. The 3 buildings consist of an elementary school, a middle/high school, and a gymnasium/auditorium. All of the buildings are orientated toward the western portion of the property with ancillary uses such as a parking lot, sport fields, and play areas located toward the eastern portions of the site. Student drop-off and pick-up areas will be located along the western perimeter of the site and will be accessed from Agate Avenue to the south. The staff and student parking lot is located near the southern and eastern portion of the site, which also has access to Agate Avenue.

Landscaping

Street landscaping consists of a 10 foot wide or greater landscape area along all street frontages. The project also shows a proposed realigned equestrian trail alignment that will run along the unimproved right-of-way of Raven Avenue, then head south behind the street landscaping along Tenaya Way, and finally head west at the intersection of Tenaya Way and Agate Avenue. Landscaping on-site is located throughout the campus. Parking lot landscaping is shown in the teacher and student parking area. Additionally, the plans show a turf sports field near the eastern portion of the site.

Elevations

The elevations depict 3 school buildings at various heights and a substantial amount of roofline variation. The elementary school and middle/high school buildings are 2 stories, while the gymnasium/auditorium is 1 story in height. The structures will range from 18 feet to 35 feet in height. The proposed building materials include stucco concrete panel walls with multiple surface plane variations consisting of walls that are off-set with contrasting color schemes. Accents consist of recessed lines and metal canopy shade structures located at various entrances.

Floor Plans

The plans depict school buildings totaling 171,898 square feet which consist of multiple classrooms, administrative offices, multi-purpose rooms, restrooms, lobbies, corridors, and all other ancillary uses associated with a school site.

Signage

A proposed monument sign is shown along Agate Avenue that is approximately 6 feet by 9 feet for a total of 54 square feet. It will not have internal illumination and the sign will be located at the main entrance into the school site. The materials consist of cultured stone and plaster.

Applicant's Justification

The applicant indicates this is a prime site for a school facility as well as 1 of the few viable sites in the area. Most of the schools in this area are over capacity and a new school will help alleviate overcrowding. The project consists of 2,400 students (kindergarten through 12) and will be a public charter school for the southwest area of unincorporated Clark County. The development will be completed in 4 phases, with Phase 1 (the elementary school and a portion of the middle school and high school) being completed and open for school as early as August

2022. The applicant proposes to construct the adjacent roads to non-urban “rural standards” to ensure continuity of existing development in the area. Additionally, as part of the school development, the existing equestrian trail is proposed to be realigned as shown on plans. The adjusted alignment has been an ongoing process with the Trails Team, County Management, and the Commissioner’s Office.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-20-900314	Received direction to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map	Approved by BCC	July 2020
PA-18-700021	Plan Amendment to the Enterprise Land Use Plan on 52 acres from RNP, PF and CG to RS	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac), & Public Facilities	R-E (RNP-I)	Mix of developed & undeveloped single family residential
South	Commercial General, Office Professional, & Rural Neighborhood Preservation (up to 2 du/ac)	C-1, H-2, & R-E (RNP-I)	Developed single family residential & undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family residential

Related Applications

Application Number	Request
AG-20-900314	An agenda item to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map is a companion item on this agenda.
S-20-0285	A vacation of patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

Staff can support the applicant's request for a conforming zone change to P-F zoning. This location is currently undeveloped and has been planned for future Public Facility uses. 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. The location of the subject site is surrounded by existing residences; therefore, this proposal will serve the student needs of this community as a whole.

Waiver of Development Standards

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

Design Review #1

Staff finds the design and heights of the proposed buildings are appropriate for the area. Specifically, the design of the building elevations, with varied architectural elements, complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages, in part, varying building height, breaking up the mass of a building, and shifting building placement to provide appropriate transitions between differing building scales and intensities. Adequate setbacks have been provided for the buildings and landscaping is provided along the perimeter of the school. Furthermore, the pick-up and drop-off area is located at the west side of the buildings and will allow on-site queuing and circulation of vehicles and; thus, will not impede traffic on the public streets. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

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 approval.

Staff Recommendation

Approval of the zone change and design reviews; denial of the waiver of development standards. This item will be forwarded to the Board of County Commissioners' meeting for final action on **November 4, 2020** at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master 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;
- Applicant to pay for the installment of the new equestrian trails alignment;
- 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 waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Tenaya Way;
- Right-of-way dedication to include 35 feet to the back of curb for Tenaya Way, 30 feet for Agate Avenue, 30 feet for Montessori Street, 30 feet for Raven Avenue with a portion of an elbow at the intersection of Raven Avenue and Belcastro Street and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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 Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0263-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 3 cards, 22 letters

PLANNING COMMISSION ACTION: August 18, 2020 – HELD – To 09/15/20 – per the applicant.

PLANNING COMMISSION ACTION: September 15, 2020 – HELD – To 10/20/20 – per the applicant.

APPLICANT: LH VENTURE, LLC

CONTACT: JOHN LOPEMAN, ETHOS THREE ARCHITECTURE, 8985 S. EASTERN AVE, #220, LAS VEGAS, NV 89123

DRAFT



LAND USE APPLICATION

1A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF

DATE FILED: 6-23-20 APP. NUMBER: ZC-20-0284
 PLANNER ASSIGNED: RC TAB/CAC: Enterprise
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 7/29/20 TIME: 6:00pm
 FEE: \$2,200.00 PC MEETING DATE: 8/18/20 7:00pm
 CHECK #: ON-LINE payment BCC MEETING DATE: 9/2/20 9:00am
 COMMISSIONER: JJ ZONE / AE / RNP: R-E to P-F
 OVERLAY(S)? _____ PLANNED LAND USE: Ent PE
 PUBLIC HEARING? N NOTIFICATION RADIUS: 1,000 FT SIGN? N
 TRAILS? N PFNA? N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: LH Ventures LLC
 ADDRESS: 10801 W. Charleston Blvd., Suite 170
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-278-4788 CELL: _____
 E-MAIL: markdunford@cox.net

APPLICANT

NAME: LH Venture LLC
 ADDRESS: 10801 W. Charleston Blvd., Suite 170
 CITY: Las Vegas STATE: NV ZIP: 89119
 TELEPHONE: 702-278-4788 CELL: _____
 E-MAIL: mdunford@cox.net REF CONTACT ID #: _____

CORRESPONDENT

NAME: ethos|three ARCHITECTURE - John Lopeman
 ADDRESS: 8985 South Eastern, Suite 220
 CITY: Las Vegas STATE: NV ZIP: 89123
 TELEPHONE: 702-456-1070 CELL: 702-375-6969
 E-MAIL: jclopeman@ethosthree.com REF CONTACT ID #: 1100902

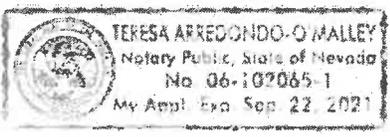
ASSESSOR'S PARCEL NUMBER(S): 176-22-501-025
 PROPERTY ADDRESS and/or CROSS STREETS: Tenaya Way and West Agate Avenue
 PROJECT DESCRIPTION: K-12 Public Charter School

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

Property Owner (Signature) [Signature] Property Owner (Print) Tedray L. Canardli, Sr. VP of Investment Manager Inc., Its Manager

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 17, 2020 (DATE)
 By Tedray L. Canardli, Sr. VP
 NOTARY PUBLIC: Teresa Arredondo O'Malley



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



June 22, 2020

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

RE: Tenaya & Agate Charter School– APN #176-22-501-025
Zone Change, Design Review and Waiver of Standard

Dear Planning Staff,

On behalf of our Client, LH Ventures LLC, we are requesting approval of a conforming Zone Change, Design Review for a public school, Design Review for grading, and a Waiver of Standard for offsite construction. The project consists of a 2400 Student K-12 Public Charter School, with monument sign, located on 14.8 acres at Tenaya Way and Agate Avenue on a portion of APN #176-22-501-025. The current zoning classification is Rural Estates (R-E), and the planned land use is PF – Schools, Churches, and Public Facilities.

As part of the school development, the existing equestrian trail is proposed to be realigned as shown on submitted drawings. The adjusted alignment has been worked out with the trails team and management, and the County Commissioner has been made aware of this proposal. Clark County will be preparing and processing this application in conjunction with this project.

Zone Change

The current zone designation is R-E. The current planned land use is PF. We propose to change the zone to Public Facility District to more closely reflect the proposed development of the site.

Design Review (School):

Buildings:

The development will be completed in four phases, as outlined below, with Phase 1 being complete and open for school as early as August 2022:

- Phase 1 – Elementary School, and a portion of Middle School and High School. Half of the football/soccer field will be constructed as well as associated parking and other site amenities.
- Phase 2 – Remainder of Middle School and portion of High School. Final half of the football/soccer field will be constructed as well as required additional parking and other site amenities.



- Phase 3 – Remainder of High School & new Gymnasium, and all final on-site improvements.
- Phase 4 - Theater

The school capacity is 2,400 students when all Phases are complete. The school hours are from approximately 7 am to 4 pm weekdays. Occasionally, after school or night time activities may occur. Site access during student drop off and pick up times will be from Agate Avenue with cars entering on the east, circulating around the site in a designated access road until they reach the appropriate loading zone. They will then exit from the southwest side of the property onto Agate.

Monument Sign:

A cultured stone and plaster monument sign, approximately 7'-0" in height, is proposed at the southeast entrance of the site at Agate.

Design Review (Grading)

Per Title 30 Section 30.32.040(a)9 the finished grade for the construction of any structure within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent to the structure. Any request to increase the finished grade over 18 inches shall be considered by the Board through a design review as a public hearing. Justification for the proposal shall be provided with the submittal.

We do not propose any buildings within 100-feet of the property line of the adjacent residential uses. We are however, proposing retaining/CMU screen walls and a portion of our perimeter loop road within the 100-foot limit and over the 18-inches allowed. We are therefore requesting to increase/reduce the finished grade, up to five feet above and three feet below, the 18-inches allowed in relation to the existing grade of the adjacent residential lots.

Functionally, the school campus requires a generally flat site between the buildings to allow the shared use of outdoor facilities by all students. We have prepared preliminary grading plans and established finished floor elevations in order to achieve a flatter site. We established grades on the west side of the campus by dropping the finished grade and raised grades on the east end. Additionally, we have stepped the finished floors of the buildings and added small retaining walls and ramps. We have analyzed terracing the site; however, the construction costs were economically unreasonable and the site use became impractical.

Waiver of Standards (Rural Standard Offsite Street Design):

We respectfully request a waiver of standard for full offsite improvements adjacent to the site on Agate Avenue, Montessori Road, and Raven Avenue. We propose to construct these adjacent roads to "Rural Standard" to ensure continuity of existing construction.



The existing 60-foot wide Minor Residential Collector roadways in this area reflect a 25-foot paved roadway centered on the road centerline with graded dirt drainage swales on each side of the pavement. We would like to maintain this historical rural look on Agate Ave. along the project's southern boundary and on Raven Avenue along the project's northern boundary. Montessori will be constructed to the same standard as it connects Agate and Raven. The project's west edge along Tenaya (80-foot r/w) would be built to full half-street improvements akin to other Major Collector roadway improvement projects in the area.

Summary:

This site is a prime location for an educational facility as well as one of the only viable sites in this area. The schools in this area are over capacity, and a new school will help alleviate current overcrowding. The proximity of the site to residential neighborhoods is an advantage, and the proposed use is compatible with adjacent uses in terms of scale and site design, and does not pose any significant adverse impacts to surrounding properties. Any significant adverse traffic impacts resulting from School generated traffic will be mitigated to the maximum practical extent.

In conclusion, we respectfully request your consideration of the proposed Charter School campus. This project is in harmony with the surrounding area and meets the intent of the Development Code. It will enable this vacant land to develop as a high performing school campus, providing beneficial use for the individuals and families in the Southwest Area of Las Vegas.

Sincerely,

John Lopeman, AIA
Principal

EASEMENTS
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0285-LH VENTURES, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessouri Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-22-501-025

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:
Project Description

The plans show the vacation and abandonment of patent easements and BLM grants ranging in width from 5 feet to 30 feet wide. These easements are located along the Belcastro Avenue (alignment) and on portions of the perimeter of the development, excepting out dedication for public right-of-way. The 14-foot wide easements were reserved for the purpose of an equestrian trail which currently runs from Pebble Road on the north, then heads south along the Belcastro Street (alignment) to Agate Avenue and eventually heading west. The applicant wishes to vacate the current trail alignment and redirect it to the west on Raven Avenue, south down Tenaya Way, then eventually heading west at the intersection of Agate Avenue and Tenaya Way. Additionally, the plans show the vacation and abandonment of a 5 foot wide BLM grant on the east side of Tenaya Way to accommodate a detached sidewalk in conjunction with the school development.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-20-900314	Received direction to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map	Approved by BCC	July 2020
PA-18-700021	Plan Amendment to the Enterprise Land Use Plan on 52 acres from RNP, PF and CG to RS	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac), & Public Facilities	R-E (RNP-I)	Mix of developed & undeveloped single family residential
South	Commercial General, Office Professional, & Rural Neighborhood Preservation (up to 2 du/ac)	C-1, H-2, & R-E (RNP-I)	Developed single family residential & undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family residential

Related Applications

Application Number	Request
AG-20-900314	An agenda item to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map is a companion item on this agenda.
ZC-20-0284	A zone change to reclassify 14.6 acres to a P-F zoning for a proposed charter school site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements and Bureau of Land Management (BLM) right-of-way grants that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on **November 4, 2020** at 9:00 a.m., unless otherwise announced.

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

- Right-of-way dedication to include 35 feet to the back of curb for Tenaya Way, 30 feet for Agate Avenue, 30 feet for Montessori Street, 30 feet for Raven Avenue with a portion of an elbow at the intersection of Raven Avenue and Belcastro Street and associated spandrels;
- 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)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-0285-20; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

TAB/CAC:

APPROVALS: 2 cards

PROTESTS: 3 cards

PLANNING COMMISSION ACTION: August 18, 2020 – HELD – To 09/15/20 – per the applicant.

PLANNING COMMISSION ACTION: September 15, 2020 – HELD – To 10/20/20 – per the applicant.

APPLICANT: LH VENTURE, LLC

CONTACT: MARGO GAGLIANO, HERITAGE SURVEYING NV, 1895 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134



VACATION APPLICATION 2A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>6-23-20</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$875.00</u> CHECK #: <u>00-1000</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>—</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-20-0285</u> TAB/CAC <u>Enterprise</u> TAB/CAC DATE: <u>7/22/20</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>8/18/20</u> <u>7:00pm</u> BCC MTG DATE: <u>9/2/20</u> <u>9:00am</u> ZONE / AE / RNP: <u>P-F</u> PLANNED LAND USE: <u>Ent PF</u>
--	-------	---	---

PROPERTY OWNER	NAME: <u>LH Ventures LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-278-4788</u> CELL: _____ E-MAIL: <u>mdunford@cox.net</u>
----------------	--

APPLICANT	NAME: <u>LH Ventures LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-278-4788</u> CELL: _____ E-MAIL: <u>mdunford@cox.net</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Heritage Surveying Nv Inc., - Margo Gagliano</u> ADDRESS: <u>1895 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-212-4016</u> CELL: <u>702-812-0115</u> E-MAIL: <u>mgagliano@hsnvi.com</u> REF CONTACT ID #: <u>200163</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-22-501-025

PROPERTY ADDRESS and/or CROSS STREETS: Tenaya Way and West Agate Avenue - Belcastro St. and Tenaya Way
Tenaya Way from Raven St. to Agate

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

<p><u>Jeffrey I. Canarelli</u> Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>June 17, 2020</u> (DATE) By: <u>Jeffrey I. Canarelli, Senior VP</u></p> <p>NOTARY PUBLIC: <u>Teresa Arredondo-O'Malley</u></p>	<p><u>Jeffrey I. Canarelli, Senior VP</u> of Investment Manager, Inc., its Manager Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="text-align: center;">TERESA ARREDONDO-O'MALLEY Notary Public, State of Nevada No. 06-102065-1 My Appl. Exp. Sep. 22, 2021</p> </div>
--	--

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

Heritage Surveying Nevada Inc.

1895 Village Center Circle

Las Vegas, Nevada

702-212-4016

Justification Letter

To: Clark County Public Works/ Right of Way

From: Craig A. Givant, PLS

Heritage Surveying Nevada

Date: June 18, 2020

Subject: Justification Letter for Vacation of Various Patent Easements within APN 176-22-501-025

To whom it may concern:

Heritage Surveying Nevada has prepared this letter to serve as a justification for the request to vacate various existing 30-foot patent easements and 14-foot wide trail easements which were reserved in favor of Clark County within the Patent from the United States of America. The existence and location of these easements will currently impact proposed development as more particularly described below.

Trail Easements

These easements were reserved for the purpose of Equestrian Trails and their related facilities. The current plan for this trail shows it running from Pebble Road on the North, southerly along the Belcastro Street alignment to Agate Avenue and then westerly along the Agate alignment to Tenaya Way. The developer wishes to vacate the trail easement along the Belcastro alignment between Raven Avenue and Agate Avenue as this corridor will be entirely developed with no possible route for equestrian traffic. The developer has offered to mitigate this concern by re-aligning the trail and taking it westerly along the Raven alignment to Tenaya Way and then southerly along Tenaya Way to its current termination. They have further offered as part of this mitigation to dedicate any required easements for this new alignment over land they currently own directly abutting the Raven alignment from Belcastro to Tenaya. For this reason, it is our opinion this request is justified.

Roadway Reservations

In conjunction with this project, the developer further wishes to vacate the future Raven Roadway Alignment between Belcastro and Tenaya as well as the Belcastro roadway alignment between Raven and Agate. They have offered to install an elbow at the intersection of Belcastro and Agate to route southbound Belcastro traffic easterly along Raven and westbound Raven traffic northerly along Belcastro. Belcastro currently connects Agate to Blue Diamond and is a 60' ROW. If the Belcastro alignment was improved between Agate and Raven, there would be a link between Pebble (80' ROW) and Blue Diamond allowing traffic a shortcut through an RNP neighborhood. By vacating Belcastro between Agate and Raven, the link would currently be circuitous and undesirable, forcing traffic around the RNP neighborhood. The request is also being made to increase pedestrian safety wherein the vacation will allow for a continuous site so that pedestrians would not have to regularly cross Belcastro to get from one side of the property to the other. In the future, when the Tenaya (80' ROW) intersects Blue Diamond,

Heritage Surveying Nevada Inc.

1895 Village Center Circle
Las Vegas, Nevada
702-212-4016

traffic will utilize Tenaya between Blue Diamond and Pebble. Based on the developers willingness to mitigate these concerns as well as any that may arise during plan review, as well as the safety and wellbeing of pedestrians, we feel this request is justified.

Lastly as part of this development the developer wishes to install detached sidewalks along the east side of the Tenaya Way alignment (west side of the development). As Clark County mandates any landscaping along Public Right-of-way be maintained by the property owner, they desire to place said landscaping outside the right-of-way. In order to comply with this desire a 5-foot section of right-of-way needs to be vacated. We feel this is justified as it is being performed at the request of the County itself.

Thank you for your consideration. If there are any questions or comments, please feel free to contact me at using the information below.

Respectfully,



Craig A. Givant
Heritage Surveying Nevada Inc.
1895 Village Center Circle
Las Vegas, Nevada 89134
(702) 212-4016- Office
cgivant@hsnvi.com

ENTERPRISE TOWN ADVISORY BOARD

ZONING / SUBDIVISIONS / LAND USE

3

AGENDA ITEM

PETITIONER:	Nancy A. Amundsen, Director, Department of Comprehensive Planning
RECOMMENDATION:	AG-20-900314: The Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action)

FISCAL IMPACT:

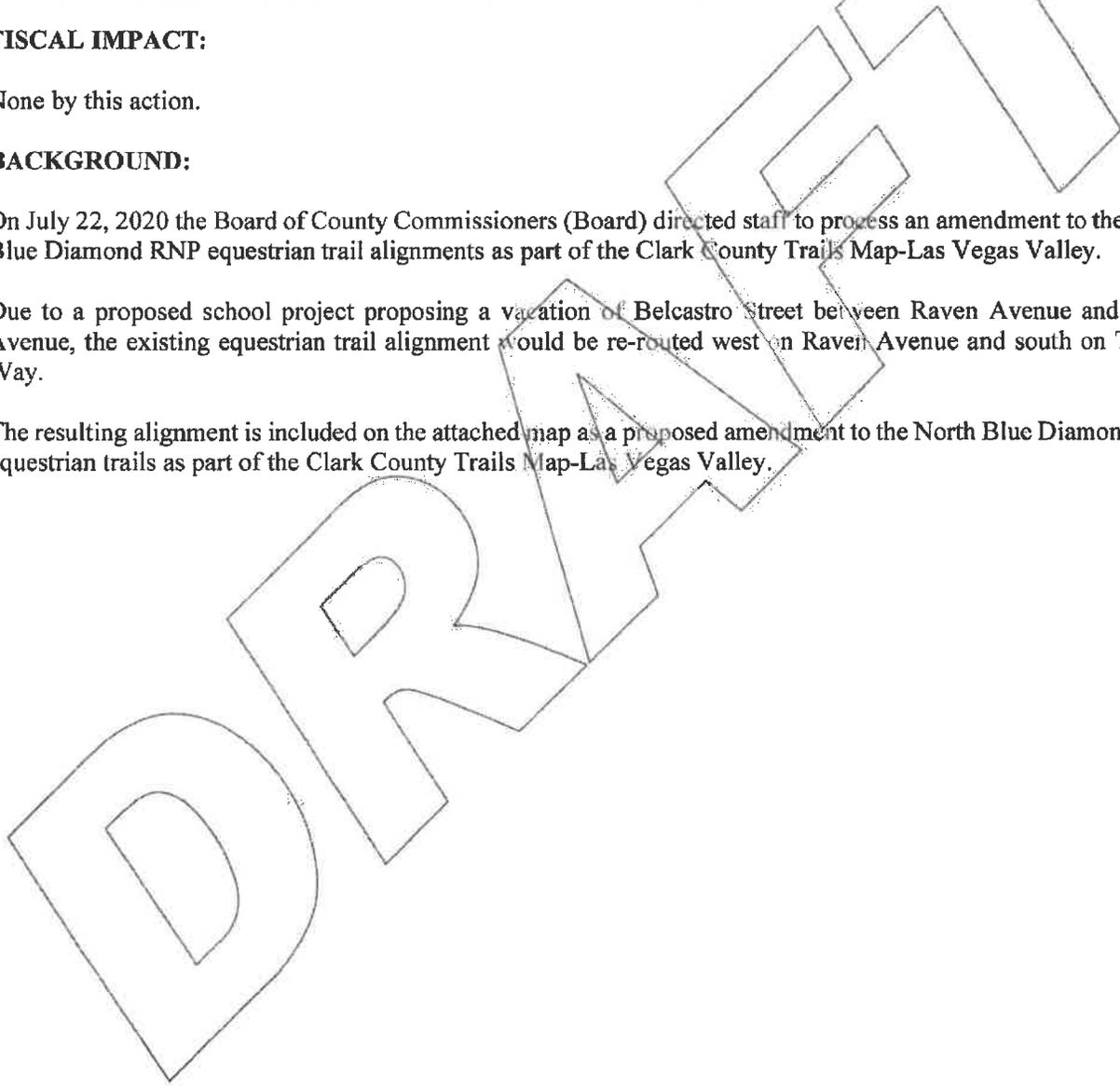
None by this action.

BACKGROUND:

On July 22, 2020 the Board of County Commissioners (Board) directed staff to process an amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley.

Due to a proposed school project proposing a vacation of Belcastro Street between Raven Avenue and Agate Avenue, the existing equestrian trail alignment would be re-routed west on Raven Avenue and south on Tenaya Way.

The resulting alignment is included on the attached map as a proposed amendment to the North Blue Diamond RNP equestrian trails as part of the Clark County Trails Map-Las Vegas Valley.



Cleared For Agenda
10/14/20

10/20/20 PC AGENDA SHEET

OFFICE BUILDING
(TITLE 30)

SHELBOURNE AVE/DECATUR BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0359-HCE DECATUR, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) allow attached sidewalk; and 3) reduce driveway geometrics.

DESIGN REVIEW for an office building on 1.0 acre in a C-P (Office and Professional) Zone.

Generally located on the southwest corner of Shelbourne Avenue and Decatur Boulevard within Enterprise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:
176-13-601-008; 176-13-601-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce perimeter landscaping adjacent to a less intensive use where landscaping is required per Figure 30.64-11.
- b. Waive parking lot landscaping requirements per Figure 30.64-14.
2. a. Allow an attached sidewalk along Decatur Boulevard where a detached sidewalk is required per Table 30.64-13.
- b. Allow a 10 foot wide landscape planter behind an attached sidewalk where a 15 foot wide planter is required per Table 30.64-13(a 33% reduction).
3. a. Reduce the departure distance to 40 feet, 4 inches where 190 feet is required per Uniform Standard Drawing 222.1 (a 78% reduction).
- b. Reduce throat depth for a driveway on Shelbourne Avenue to 20 feet where 25 feet is required Uniform Standard Drawing 222.1 (a 20% reduction).
- c. Reduce throat depth for a driveway on Decatur Boulevard to 8 feet where 25 feet is required Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:
ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 1
- Project Type: Office building

- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 8,160
- Parking Required/Provided: 33/47

Site Plans

The plans depict a proposed single story office building on the southwest corner of Shelbourne Avenue and Decatur Boulevard. Access to the site is from both Shelbourne Avenue and Decatur Boulevard. The proposed office building is located in the center portion of the parcel with parking located on the west, south, and east sides of the building. The 30 parking spaces located along the southern and western property lines will incorporate shade structures with solar panels constructed on the roof. Bicycle parking is provided per Code and will be located adjacent to the front entrance of the building.

Landscaping

The plans depict landscaping throughout the development with landscape areas along Shelbourne Avenue and Decatur Boulevard with trees planted 20 feet off center with various shrubs and plantings. Desert landscaping will surround the building. The western and southern property lines incorporate landscaping with plants and shrubs and decorative rock; however, no trees are proposed as the applicant states they will block sunlight to the proposed solar panels. The landscape area along the western property line is 8 feet in width.

Elevations

The plans depict a single story office building of 20 feet in height to the top of parapet walls. The proposed building incorporates a flat roofline with parapet walls and architectural enhancements. Exterior materials include concrete block, painted corrugated metal and smooth stucco finish with glass doors and windows.

Floor Plans

The plans depict a floor plan with conference rooms, offices, utilities room, breakroom, restrooms, and open office area along with a lobby and reception area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that waivers for elimination of required landscaping for number of trees required along south and west property lines which are adjacent to properties that are zoned residential, requires buffering per 30.64-11 as they represent less intensive uses. This requirement will block the proposed solar panels atop the parking structures, thus rendering them useless. The total area of where trees will be eliminated is approximately 225 feet, or 11 trees.

The waiver of to reduce departure distance from the corner of Decatur Boulevard and Shelbourne is approximately 40 feet, where 190 feet is required. According to the applicant, total site frontage along Decatur Boulevard from corner to south property line is 125 feet. The driveway

entrance along Decatur Boulevard has been pushed back as far south as feasible given the narrow lot.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1543-05	Reclassified from R-E to C-P zoning	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Undeveloped
South	Office Professional	R-E	Single family residential
East	Residential High	R-E	Undeveloped
West	Rural Neighborhood Preservation	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1a & #1b

The proposed reduction and elimination of required landscaping along both the west and south property lines is a self-imposed hardship. While the proposed solar panels atop the parking structure requires direct access to sunlight the applicant does have room to plant trees, in particular Italian Cypress trees, that can be planted along the property line and would not directly block sunlight. Therefore, staff cannot support this request.

Trees provide critical functions to the urban environment and cityscape. For example, trees improve air quality, promote a visually pleasing aesthetic, provide a visual buffer between uses, reduce glare and heat, and minimize water run-off onto streets. The applicant does not show trees in the landscape finger islands per Code. Urban Specific Policy 73 encourages perimeter and interior parking lot trees for shade and visual relief. Therefore, staff recommends denial.

Waiver of Development Standards #2a & #2b

Staff finds that the applicant has not provided a justification to waive detached sidewalk requirements with a 15 foot landscape area behind the sidewalk. Generally, the applicant would provide alternatives or other mitigation measures to justify the proposed waiver. The properties to the north and south all have a planned land use of Office Professional and the goal is to provide for detached sidewalks where required along Decatur Boulevard; therefore, staff does not support these waivers.

Design Review

The plans depict proper placement of the building with requisite parking availability, internal parking lot landscaping and drive aisle dimensions. Architectural enhancements are provided and the design of the office building meets height and setbacks and will have no impact to the surrounding area.

However, landscaping along Decatur Boulevard does not meet the requirements of the Code for perimeter landscaping with trees planted 20 feet on center with shrubs and desert landscaping. In addition, the perimeter landscaping along the south and west property lines also does not meet Code requirements. Staff finds that trees can still be planted at wider intervals as an alternative along both the west and south property lines without impacting the solar panels direct access to sunlight. As staff cannot support the waivers for perimeter landscaping staff recommends denial of the proposed design review.

Public Works - Development Review

Waiver of Development Standards #3a

Staff has no objection to the reduced departure distance for the Decatur Boulevard driveway. With the limited frontage of the site, the applicant placed the commercial driveway as far south as the site would allow. The removal of additional parking stalls adjacent to the Decatur Boulevard driveway helped with staff concerns with this reduction request. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Waiver of Development Standards #3b & #3c

Although the throat depth at both commercial driveways does not comply with the minimum requirements, the applicant worked with staff to remove parking spaces and provided a landscape buffer adjacent to the commercial driveways on Decatur Boulevard and Shelborne Avenue. The removal of the parking spaces provides more room for vehicles to safely exit the right-of-way to gain access to the site. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10 feet for Decatur Boulevard, and associated spandrel;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project.
- Applicant is advised that if detached sidewalks are required, then dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0342-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENT BELL

CONTACT: EV&A ARCHITECTS, 160 N. TOWN CENTER DRIVE, LAS VEGAS, NV 89144

DRAFT

WS + DR



LAND USE APPLICATION 4A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
 - ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
 - USE PERMIT (UC)
 - VARIANCE (VC)
 - WAIVER OF DEVELOPMENT STANDARDS (WS)
 - DESIGN REVIEW (DR)
 - PUBLIC HEARING
 - ADMINISTRATIVE DESIGN REVIEW (ADR)
 - STREET NAME / NUMBERING CHANGE (SC)
 - WAIVER OF CONDITIONS (WC)
- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
 - EXTENSION OF TIME (ET)
- (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- (ORIGINAL APPLICATION #)
- DEVELOPMENT AGREEMENT (DA)

STAFF	DATE FILED: <u>8-12-20</u>	APP. NUMBER: <u>WS-20-0359</u>
	PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC: <u>Enterprise</u>
	ACCEPTED BY: <u>SWD</u>	TAB/CAC MTG DATE: <u>9/30</u> TIME: <u>6pm</u>
PROPERTY OWNER	FEE: <u>1,150</u>	PC MEETING DATE: <u>10/20/20</u>
	CHECK #: _____	BCC MEETING DATE: _____
	COMMISSIONER: <u>J-J</u>	ZONE / AE / RNP: <u>CP</u>
APPLICANT	OVERLAY(S)? _____	PLANNED LAND USE: <u>OP</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	NOTIFICATION RADIUS: <u>500</u> SIGN? <input type="checkbox"/> Y <input type="checkbox"/> N
	TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	LETTER DUE DATE: _____
CORRESPONDENT	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____
	NAME: <u>HCE Decatur LLC - Kent Bell</u>	
	ADDRESS: <u>680 Pilot Road</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>	
	TELEPHONE: <u>702-269-1575</u> FAX: _____	
	CELL: _____ E-MAIL: <u>kbell@harrisengineers.com</u>	
	NAME: <u>Kent Bell</u>	
	ADDRESS: <u>680 Pilot Road</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>	
	TELEPHONE: <u>702-269-1575</u> FAX: _____	
	CELL: _____ E-MAIL: <u>kbell@harrisengineers.com</u>	
	NAME: <u>Matt Burns, EV&A Architects</u>	
	ADDRESS: <u>1160 N. Town Center Drive</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u>	
	TELEPHONE: <u>702-946-8195</u> FAX: <u>702-946-8196</u>	
	CELL: <u>702-321-6059</u> E-MAIL: <u>mburns@edvanceassociates.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-13-601-009 and 176-13-601-008

PROPERTY ADDRESS and/or CROSS STREETS: Southwest corner of Decatur Road and Shelbourne Way

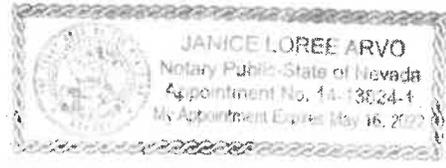
PROJECT DESCRIPTION: New 9,000 sf single story office building for engineering firm

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

Kent T. Bell Property Owner (Signature)* KENT T. BELL Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 8, 2020 (DATE)
 By Janice Loree Arvo
 NOTARY PUBLIC: [Signature]



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



ARCHITECTURE
 PLANNING
 INTERIORS

July 16, 2020

Clark County Development Services
 500 S. Grand Central Parkway
 Las Vegas, Nevada 89153

Re: **Justification Letter – HCE Office Building**
 Parcel No: 176-13-601-009 and 176-13-601-008

To Whom it May Concern,

Principals

Edward A. Vance, FAIA
 Matthew F. Burns, Assoc. AIA
 Kellie Warbaugh, RID

Associates

Teresa Grayson, AIA
 Nic Niccum, AIA
 Andrew Martin, AIA
 Ana Embres, Assoc. AIA
 Kurt Walden, Assoc. AIA
 Humberto Lopez, Assoc. AIA
 Kim Galbe, Assoc. AIA
 Steve Winfield, Assoc. AIA
 Scott Matti
 Alexander Vance
 Carina Gaytan

Administration

Jennifer Blanchard
 Janice Arvo
 Sarah Robles

On behalf of HCE Decatur LLC and Harris Consulting Engineers (HCE), the following details a new single-story office building, located on the southwest corner of Decatur Blvd and Shelbourne Ave. HCE is a local Mechanical, Plumbing, Electrical and Technology design firm that was founded in Las Vegas in 1983.

Project Overview

This project consists of a single-story office with approximately 8,100 sf of enclosed space with 700 sf of patio space. Office building will be constructed of CMU block with accents of corrugated metal panel and glass. Desert landscaping will surround the building with parking on the south and west sides. Design cues have been taken from the surrounding mountains and desert around Las Vegas.

Parking Requirements

Parking will be provided at 4 stalls per 1,000 sf of gross office area (per Clark County Title 30 Table 30.60-1 Schedule of Parking Requirements). 47 parking stalls are provided where 33 stalls are required (8,160sf / 1,000 x 4 = 33). 2 accessible parking stalls are also provided where 2 are required. Bicycle parking is also provided as required by Table 30.60-2. All parking areas are fully landscaped and will comply with Clark County Title 30, Figure 30.64-14.

30 covered parking stalls are also provided along the south and west sides of the property. These are intended to have solar panels on the top which will offset the power needs of the building throughout the day. With the solar panels along the property line we are requesting a waiver of development standards reduce the number of trees between the property line. Please see "waiver of development standards" section below for additional information.

EV&A Architects

1160 N. Town Center Dr. Ste 170
 Las Vegas, NV 89144

T (702) 946 8195
 F (702) 946 8196



ARCHITECTURE
 PLANNING
 INTERIORS

Principals

Edward A. Vance, FAIA
 Matthew F. Burns, Assoc. AIA
 Kohe Wanbaugh, RID

Associates

Theresa Grayson, AIA
 Nic Niccum, AIA
 Andrew Martin, AIA
 Ana Fimbres, Assoc. AIA
 Kurt Walden, Assoc. AIA
 Humberto Lopez, Assoc. AIA
 Erin Galbe, Assoc. AIA
 Steve Winfield, Assoc. AIA
 Scott Moore
 Alexander Vance
 Corina Gaytan

Administration

Jennifer Blauschaert
 Janice Arvo
 Sarah Roberts

Waiver of Development Standards

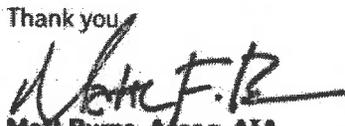
1. A waiver of development standards is requested to reduce the number of trees required along the south and west property lines. Adjacent parcels to the South and West are currently zoned Rural Estates Residential (R-E) and require one tree every 20', per figure 30.64-1) Buffer Adjacent to a Less Intensive Use. This landscape buffer would shade the solar panels and render them ineffective. The property to the south has a planned land use of "Office-Professional" (O-P) and request that the tree's eliminated as the two uses would be compatible. The total length being requested where trees would be omitted is approximately 225' which would result in eleven trees being removed.

The property to the west is currently zoned R-E with a planned land use of Rural Neighborhood Preservation (RNP). Total length being requested where trees would interfere with the solar panels is approximately 80 feet, which would result in 4 trees being removed. We request that the required trees be allowed to be relocated to the interior of the site where we are providing (4) Desert Museum Palo Verde Trees and (2) Shoestring Acacia. Jojoba shrubs, which can grow up to 6 to 8' tall will be provided along the property line where the covered parking with solar panels is proposed.

2. A waiver of development standards is requested to reduce the departure distance from the corner of Decatur and Shelbourne to the entry drive along Decatur to 40'-4" where 190' is required. The total site frontage along Decatur Blvd. from the corner to the south property line is only 125'. The driveway entrance along Decatur has been pushed as far south as feasible possible given the narrow lot.

We appreciate any comments you may have with this proposed development and look forward to working with the planning department to provide a first-class office space within the community.

Please let me know if you have any questions or need anything additional to complete your review of this project.

Thank you

Matt Burns, Assoc. AIA
 Senior Vice President

EV&A Architects
 1162 N. Town Center Dr. Ste 170
 Las Vegas, NV 89114

T (702) 946-8195
 F (702) 946-8196

11/03/20 PC AGENDA SHEET

OUTSIDE DINING & DRINKING
(TITLE 30)

ST. ROSE PKWY/AMIGO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0408-STRA HOLDING, LLC:

USE PERMIT to allow outside dining and drinking in conjunction with a restaurant on 0.7 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of St. Rose Parkway, approximately 1,391 feet south of Amigo Street within Enterprise. MN/jor/jd (For possible action)

RELATED INFORMATION:

APN:

177-34-811-007

USE PERMIT:

Reduce the separation for an outside dining and drinking area in conjunction with a restaurant (Chipotle) from a residential use to 77 feet where 200 feet is required per Table 30.44-1 (a 62% decrease).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3588 St. Rose Parkway
- Site Acreage: 0.7
- Project Type: Outside dining and drinking
- Number of Stories: 1
- Building Height (feet): 19 (Chipotle restaurant building)
- Square Feet: 2,300 (Chipotle restaurant)/300 (Outside dining and drinking area)
- Parking Required/Provided: 257/380

Site Plan

The site plan was reclassified to C-2 zoning for a shopping center with 11 buildings approved via ZC-0587-15. Modifications to some of the existing buildings and the proposal of a twelfth building were approved via DR-19-0213. No changes were proposed to the previously approved parking lot, drive aisle design, cross access, or ingress/egress along St. Rose Parkway.

The submitted site plan for this request is correlated to a Chipotle restaurant that is under construction. The applicant is requesting to reduce the 200 foot separation from a residential use for the proposed outside dining and drinking area on the northwest corner of the restaurant building. The site plan includes a pentagon shaped pad site on the southernmost end of the shopping center. The proposed outside dining and drinking area is approximately 300 square feet and includes the following: a 4 foot to 5 foot wide pedestrian access area located around the perimeter of the outside dining and drinking area, a 3 foot, 6 inch high railing is included to be a protective barrier, and the primary means of access is through an interior door from the restaurant. A secondary gate is located on the western side of the protective barrier.

The proposed outside dining and drinking area is set back 77 feet from residential trail (west), 85 feet from the nearest single family residences (northwest), and 117 feet from the residential trail and multiple family complex (southwest).

The restaurant building is set back 27 feet from the south property line, 73 feet from the west property line, 49 feet from the northeast side of the pad site, and 101 feet from the northwest side of the pad site.

Landscaping

Landscaping was previously approved via ZC-0587-15, and changes to the landscaping is neither required nor a part of this request. The landscape plan depicts trees and shrubs around the perimeter of the pad site, and immediately adjacent to the restaurant building. Landscaping is also located in the northwest vicinity of the outside dining and drinking area.

Elevations

The elevation plan depicts a modern restaurant building with an overall height of 19 feet. The exterior features include a parapet roof, stucco walls, and aluminum storefront and window systems.

Floor Plans

The restaurant building includes the dining area, kitchen, restrooms, an office, a breakroom, cashier station, customer order and pick-up area, and additional back-of-house spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

The submitted justification letter states that the restaurant and outside dining and drinking area would operate under the business hours of 10:45 a.m. to 10:00 p.m. Although the outside dining and drinking area is set back 77 feet from the nearest residential use to the west, there is landscaping, parking spaces, and a 6 foot high block wall that would help buffer the reduced separation requirement of 200 feet. The letter states that the trees and screening will help buffer any associated noise from the outside dining and drinking area. Furthermore, there will be no outdoor speakers within the outside patio area. The entire shopping center was previously approved and is similar in intensity, traffic generation, operating characteristics, and hours of operation.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0144	Vacated and abandoned a public drainage easement - recorded	Approved by BCC	April 2020
DR-19-0213	Modifications to a previously approved shopping center	Approved by BCC	May 2019
DR-0598-17	Modifications to an approved shopping center with a waiver of conditions for WS-0404-16 requiring per revised plans dated July 19, 2016	Approved by BCC	September 2017
VS-0301-17	Vacated and abandoned a 60 foot wide drainage easement	Approved by PC	June 2017
WS-0404-16	Allowed alternative landscaping, reduced setback for a freestanding sign, increased height for a free standing sign, and eliminated required sidewalks; a waiver of conditions of a zone change (ZC-0587-15) requiring per revised plans submitted on October 19, 2015 and full off-site improvements with design reviews for modifications to an approved shopping center, a comprehensive sign package and lighting	Approved by BCC	July 2016
TM-0021-16	1 lot commercial subdivision	Approved by PC	April 2016
VS-0690-15	Vacated and abandoned government patent easements - recorded	Approved by PC	December 2015
ZC-0587-15	Reclassified the site from R-F to C-2 zoning for a shopping center subject to a design review as a public hearing for signage and lighting	Approved by BCC	October 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (up to 18 du/ac)	R-3	Single family residential
South	City of Henderson	RH-24	Multiple family residential
East	General Commercial	C-2	Shopping center
West	City of Henderson	RM-10	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The proposed outside dining and drinking area complies with a majority of the requirements stated in Table 30.44-1 with regards to the perimeter pedestrian access area, a metal protective barrier, and interior access from the restaurant building. The request to reduce the 200 foot separation requirement is warranted by the following details about the pad site: the outside dining and drinking area is 300 square feet, which is approximately 13 percent of the overall building envelope. A dining and drinking area of this size, is properly buffered by the previously approved perimeter landscaped areas which are consistent with Figure 30.64-11, the 2 rows of parking spaces, and the 6 foot high block wall adjacent to the residential uses and residential trail. Staff finds that the location of the drive-thru area is also adjacent to residential use and is more intense in terms of use, lighting, sound, and traffic versus the proposed outside dining and drinking area. Staff does not anticipate any negative impacts to the surrounding neighborhood and shopping center with the approval of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Compliance with approved drainage study PW17-40135;
- Traffic study and compliance.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHIPOTLE MEXICAN GRILL, INC.

CONTACT: BENJAMIN FIEDLER, HARLAN R. FAUST, ARCHITECT, 1434 Y STREET,
SUITE 204, OMAHA, NE 68137

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: _____ DATE FILED: _____</p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: _____ TAB/CAC DATE: _____</p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: _____</p> <p>FEE: _____</p>
	PROPERTY OWNER	<p>NAME: <u>STRA Holding LLC</u></p> <p>ADDRESS: <u>2009 E. Windmill Lane</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u></p> <p>TELEPHONE: <u>702.553.9488</u> CELL: _____</p> <p>E-MAIL: <u>tony@marquisedevelopment.com</u></p>
	APPLICANT	<p>NAME: <u>Chipotle Mexican Grill, INC.</u></p> <p>ADDRESS: <u>PO Box 182566</u></p> <p>CITY: <u>Columbus</u> STATE: <u>OH</u> ZIP: <u>43218</u></p> <p>TELEPHONE: <u>614.318.7459</u> CELL: _____</p> <p>E-MAIL: <u>scott.brown@chipotle.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Harlan R. Faust, Architect</u></p> <p>ADDRESS: <u>14344 Y Street</u></p> <p>CITY: <u>Omaha</u> STATE: <u>NE</u> ZIP: <u>68137</u></p> <p>TELEPHONE: <u>402.895.0878</u> CELL: _____</p> <p>E-MAIL: <u>bfiedler@fhaarchitects.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-34-811-007

PROPERTY ADDRESS and/or CROSS STREETS: St. Rose Parkway and Amigo St.

PROJECT DESCRIPTION: A outdoor dining area for a new Fast Casual Mexican Restaurant.

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

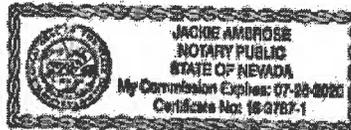
[Signature]
Property Owner (Signature)*

Anthony Hama
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 07/08/20 (DATE)

By Anthony Hama
NOTARY PUBLIC: Jackie Ambrose



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

JUSTIFICATION LETTER

Date: 9/11/2020

To: Clark County Comprehensive Planning
5000 S. Grand Central Parkway
Las Vegas, NV 89106

From: Harlan R. Faust, Architect
14344 Y Street, Suite 204
Omaha, NE 68137

Project: Outdoor Dining and Drinking at Chipotle Mexican Grill near the intersection of St. Rose Parkway and Amigo St.
APN: 177-34-811-007

On behalf of the applicant, we are requesting a use permit to allow outside dining and drinking within 200 feet of a residential property. The outside dining area is in conjunction with a Chipotle Mexican Grill, a fast-casual Mexican restaurant with a drive thru window and on premises alcohol sales. Chipotle is located adjacent to St. Rose Parkway within a commercial project comprised of a mixture of uses.

The restaurant and outdoor dining area would operate from 10:45 am - 10:00 pm, seven days per week. Chipotle's proposed use of the property complies with applicable provisions of Title 30, with the exception of Condition #1 under Outdoor dining in Table 30.44-1. The building is approximately 28 feet away from the residential property to the Southwest. The outdoor dining is approximately 85 feet from the residential property closest to the Northwest. In between the outside dining area and the residential property is a parking lot, a landscape buffer that includes trees and a six foot high wall. The trees and wall will screen the residential area from any noise associated with patrons using the outdoor dining area. Furthermore, there will be no speakers on the patio. Finally, since the restaurant is also near St. Rose Parkway, the traffic noise will be greater than any noise from the outside dining area.

Chipotle will be infilling a property that is currently a vacant pad site, adjacent to other restaurants and retail uses of similar scale, site design, operating characteristics, hours of operation, traffic generation, lighting, noise, odor, and other external impacts.

Chipotle believes in their philosophy of "Food with Integrity," which governs everything from development to operation. They look for real estate that meets their standards, build a quality building to serve a quality product, and takes pride in maintaining their properties, both aesthetically and functionally. The store staff is trained to properly maintain inside and outside the building, and regional



ARCHITECTS
FOOD + HOSPITALITY

facilities staff periodically ensure that everything is running smoothly, and equipment is regularly maintained as part of national contracts that are in place.

Therefore, we believe the use permit to reduce the separation to a residential use is appropriate and will not create an adverse impact.

11/03/20 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

MAULDING AVE/BERMUDA RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0410-DAY JUNE ELLEN:

USE PERMITS for the following: 1) allow a proposed metal accessory building (storage/barn) not architecturally compatible with the principal building; and 2) alternative design standards.

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory building (storage/barn) in conjunction with a single family residence on 0.5 acres in the R-E (Rural Estates Residential) Zone.

Generally located on the south side of Maulding Avenue and the west side of Bermuda Road within Enterprise. MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:
177-09-607-003

USE PERMITS:

1. Allow a metal accessory building (storage/barn) not architecturally compatible with the principal building where required per Table 30.44-1.
2. Allow non-decorative metal siding where not permitted per Table 30.56-2A.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback for an accessory building (storage/barn) to 2 feet 6 inches were 10 feet is required per Table 30.40-1 and Section 30.56.040(d) (a 75% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7611 Bermuda Road
- Site Acreage: 0.5 acres
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 11
- Square Feet: 787 (proposed storage/barn building)/400 (existing garage)/2,887 (house)

Site Plan

The driveway and access are located on a private road located on the south side of the property. The site has adequate parking for 4 vehicles on an existing driveway located on the south side of the existing garage. The metal accessory building (storage/barn) is located approximately 90 feet from the front property line and is located directly behind the existing garage. The building is also located 2 feet 6 inches from the property line.

Landscaping

An existing 6 foot block wall is located on the west, east, and north property lines. No additional landscaping is proposed with this application.

Elevations

The elevations depict a new tan colored 11 foot high metal building with horizontal sheet metal. The metal building has roll-up doors facing south and east (towards the pool). The roof material is composed of the same colored sheet metal. The existing garage matches the architecture and materials of the principal residential home, including a matching tile roof. The house is a southwest style ranch with a modified hip tile roof and stucco exterior.

Floor Plans

The floor plans depict a single story 2,887 square foot house, 400 square foot existing garage, and proposed 787 square foot metal accessory building to be used for storage and a barn for chickens.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant purchased a metal storage/barn building from a local animal shelter for primary use for storage of household items and a secondary use for a few chickens. All 4 neighbors that have a direct sight line to the metal building, have signed an acknowledgement form and do not object to the building remaining on the property. A total of 18 neighbors have signed a petition agreeing to the metal building and location. The building is located 10 feet from the future edge of Maulding Avenue and almost 3 feet from the rear property line. The applicant has a home occupation art business and refurbishing discarded furniture items as a hobby. No utilities are required for the building. It was not until after the building was constructed on the property that the owner found out it required County approval.

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Place of worship

Clark County Public Response Office (CCPRO)

Notice of violation CE20-04628 issued for building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed use is not in harmony with the purpose, goals, objectives and standards of the Comprehensive Master Plan and of Title 30. The proposed use will result in a substantial or undue adverse effect on adjacent properties and the character of the neighborhood. The metal accessory building (storage/barn) does not match the primary building materials used in the surrounding neighborhood. The top several feet of the building and metal roof are visible from all 3 adjacent streets.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The proposal and lack of design compliance will be materially detrimental to the public welfare. The granting of such application is not in harmony with the general purpose, goals, objectives and standards of the Comprehensive Master Plan and of Title 30. Title 30 requires a 10 foot setback from a street in order to create separation and enhance safety. Although Maulding Avenue is not fully improved, staff typically does not support reduced setbacks to the street.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; however, this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the CCWRD's website.

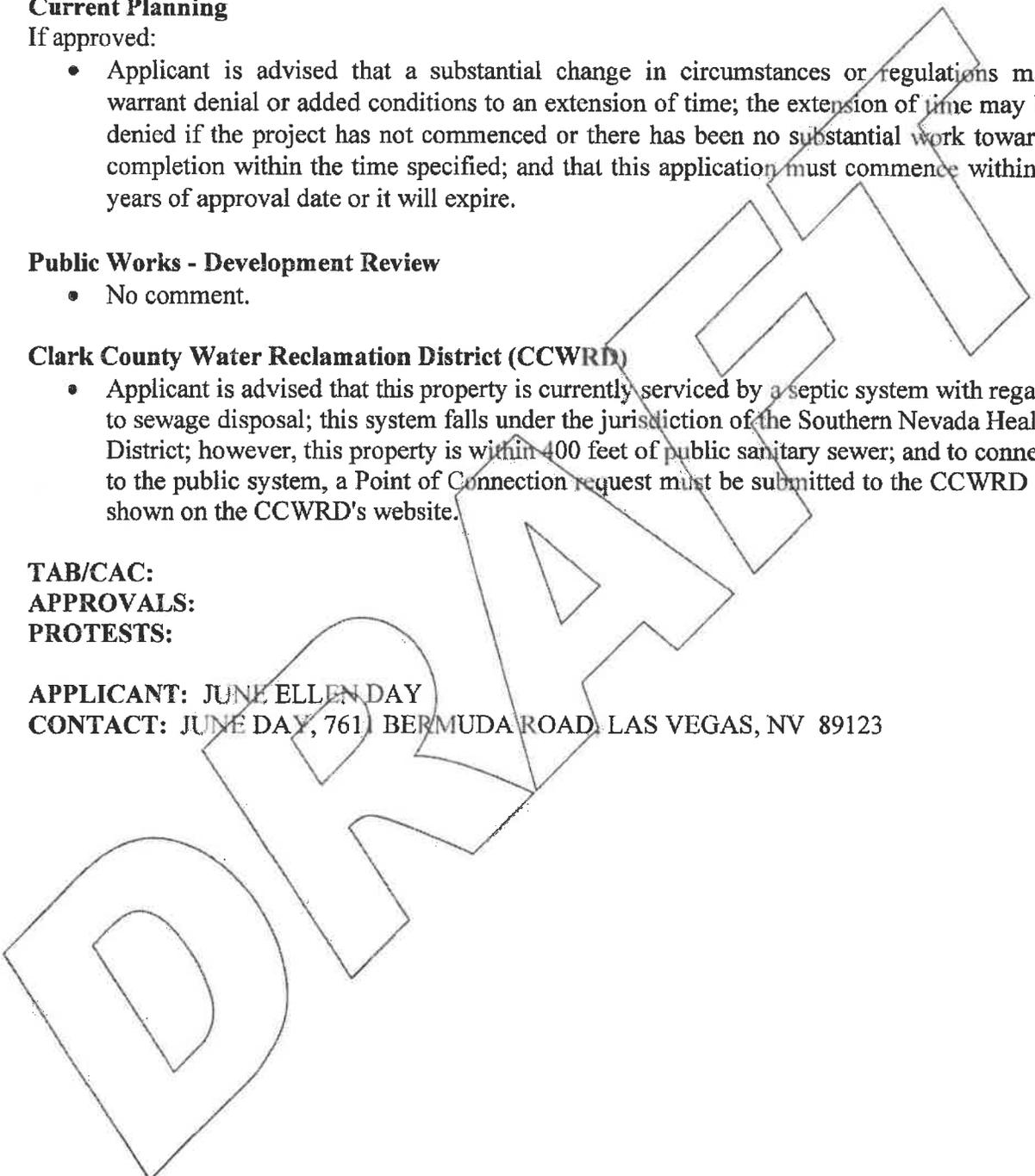
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JUNE ELLEN DAY

CONTACT: JUNE DAY, 761 BERMUDA ROAD, LAS VEGAS, NV 89123





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER	NAME: <u>JUNE ELLEN DAY</u> ADDRESS: <u>7611 BERMUDA ROAD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: <u>702-281-6789</u> E-MAIL: <u>toothies88@hotmail.com</u>	
	APPLICANT	NAME: <u>JUNE ELLEN DAY</u> ADDRESS: <u>7611 BERMUDA ROAD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: <u>702-281-6789</u> E-MAIL: <u>toothies88@hotmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>JUNE ELLEN DAY</u> ADDRESS: <u>7611 BERMUDA ROAD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: <u>702-281-6789</u> E-MAIL: <u>toothies88@hotmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-09-607-003
 PROPERTY ADDRESS and/or CROSS STREETS: 7611 BERMUDA ROAD LAS VEGAS, NV 89123
 PROJECT DESCRIPTION: SHED

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

 Property Owner (Signature)*

JUNE ELLEN DAY
 Property Owner (Print)

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____

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

Justification Letter

Dear Comprehensive Planning Department,

When the Governor issued the stay at home order in March, on my retirement date, it seemed the perfect time to construct our barn/shed that we purchased from an Animal Shelter that had to move. We disassembled the shed as part of the price, so we knew how to reassemble it using the same construction standards. We do have the trim pieces for the building, just haven't put it on yet.

All 4 neighbors that have a line of sight to the building have signed the attached petition approving the shed as it stands. The barn is not visible from the front of the house as it is shorter than the garage it sits behind although they signed the petition also. There are many undeveloped lots in the neighborhood, so I started going to other neighbors that may see it in passing, to sign the petition also, but going door to door to people you don't know is not a good idea at this time even with a mask on. I talked to some and got verbal, no contact approval.

I'm told that having a metal structure is forbidden, that the barn must match the house's stucco and tile roof appearance. But there are so many similar metal sheds in the neighborhood, including a cul-de-sac neighbor's permitted, unpainted, silver, metal, RV shelter that is much taller than our 10' 8" shed and is 90 ft from my front property line. I request that the metal material be approved.

I was told the barn needs to be 10 feet from the north property line because Maulding Ave is behind me. There is plenty of room behind my property before the paving starts (photo attached). Maulding has 2 houses that face it and only 1 has a Maulding address (the other is on Bermuda). On the map the street connects with Fairfield and has been vacated in the blocks on either side (East of Bermuda and west of Fairfield). In reality, the street has been fenced off and unpassable since I moved into my house in 1992. I am requesting the minimum setback of 3 ft.

Why do we need the storage?

- My fiancé has recently moved in from his 4-bedroom house and brought all his household goods here to evaluate.
- We have chickens and a garden that needs food and equipment stored.
- We are artists, and make things from unwanted items that would end up in the landfill and I also paint furniture that would otherwise end up at the dump. We do 2 craft shows a year as a hobby and you need to have tents, display racks, tables, carts, and finished product to sell. We also need to store materials to make things with.
- We have elaborate Holiday displays for the front yard and wall, that need a large amount of storage space.

No utilities are needed for the storage barn/shed. There is no impact on the environment (except keeping things out of the dump), no additional parking is needed. Landscaping will not be visible from any other home. The front yard won an award from the Water District in the wildlife habitat division.

Thank you for your consideration. No disrespect was intended in not getting a permit. We view it as a temporary storage barn/shed. If we move, we would sell it or take it with us. It was an impulse buy to help out the animal shelter, and we were told by the seller that we wouldn't need a permit.

Thank you,
June Day
7611 Bermuda Road

Las Vegas, NV 89123

11/03/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RAINBOW BLVD/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0401-THOMSON MANAGEMENT GROUP NV LP:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/md/xx (For possible action)

RELATED INFORMATION:

APN:

176-14-401-012

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

This application is a request to vacate and abandon the following: 1) patent easements; 2) resolution relative to acquisition of rights-of-way; and 3) BLM right-of-way grants. The plans depict the vacation and abandonment of 5 foot wide patent easements along Rainbow Boulevard (northwest property line) and Pebble Road (south property line). A vacation of a 30 foot wide patent easement along the east property line of the project site is also requested. The second part of this request is to vacate a 5 foot wide easement along Pebble Road and a 30 foot wide easement along the east property line, as acquired by Clark County in a resolution relative to acquisition of rights-of-way by document number 611:570936. The third part of this request is to vacate a 5 foot wide BLM right-of-way grant along Rainbow Boulevard and a 20 foot to 30 foot wide right-of-way grant along Pebble Road recorded via document 2002918:00510. The applicant indicates the vacation of the easements, resolution relative to the acquisition of right-of-way, and the right-of-way grant are needed to develop the property.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0794	Convenience store and gasoline station with waivers to reduce separation to a residential use, allowed an attached sidewalk, and alternative driveway geometrics	Approved by BCC	January 2020

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0006	Reclassified the site to C-1 zoning for a mini-warehouse with alternative driveway geometrics on Rainbow Boulevard	Approved by BCC	May 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional & Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped & single family residential
South	Commercial General	C-2 & R-2	Undeveloped & single family subdivision
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
West	Commercial General	C-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THOMSON MANAGEMENT GROUP NV LP

CONTACT: VALLEY CIVIL DESIGN GROUP, 8275 S. EASTERN AVENUE, SUITE 200,
LAS VEGAS, NV 89123

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-20-0401</u> DATE FILED: <u>9/10/20</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/14/20</u> PC MEETING DATE: <u>11/3/20 7:00 P.M.</u> <u>6:00 P.M.</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$ 875.⁰⁰</u>
--	----------------	---

PROPERTY OWNER	NAME: <u>Thomson Management Group NV LP</u> ADDRESS: <u>17671 Cowan, Suite 125</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92614</u> TELEPHONE: <u>949.783.5355</u> CELL: _____ E-MAIL: <u>jackt@dollarsselfstorage.com</u>
----------------	--

APPLICANT	NAME: <u>Thomson Management Group NV LP</u> ADDRESS: <u>17671 Cowan, Suite 125</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92614</u> TELEPHONE: <u>949.783.5355</u> CELL: _____ E-MAIL: <u>jackt@dollarsselfstorage.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Matt Loser</u> ADDRESS: <u>8275 S. Eastern Ave, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702.551.2005</u> CELL: <u>512.954.8883</u> E-MAIL: <u>matthew.w.loser@valley-cdg.com</u> REF CONTACT ID #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-14-401-012

PROPERTY ADDRESS and/or CROSS STREETS: NEC Rainbow Blvd and Pebble Rd.

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

 Property Owner (Signature)

John C. Thomson, Manager

 Property Owner (Print)
See signature block
to the attached
Exhibit "A"

STATE OF NEVADA
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: See Attached

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

on this 9 day of August, 2020
by Date Month Year

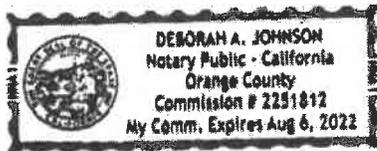
(1) John C. Thomson

(and (2) N/A),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]
Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

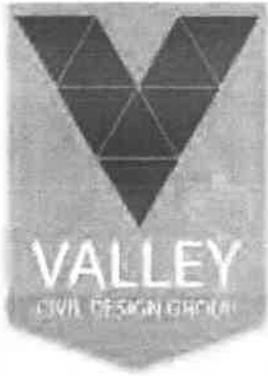
Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____



August 13, 2020

Department of Comprehensive Planning
500 S. Grand Central Pkwy.
Box 551741
Las Vegas, NV 89155-1741
702.455.4314

PLANNER
COPY

RE: 176-14-401-012 | Vacation of Right of Way and BLM Grants

To whom it may concern,

Pursuant to NZC-18-0006, my client is requesting to vacate a portion of the existing Patent Easements, BLM Right of Way Grants, and Resolution Relative to Acquisition of Rights of way associated with the parcel number referenced above. Specifically, we have portions of Rainbow Blvd. (labeled as VAC-01 on the Site Plan), Pebble Road (labeled as VAC-03 on the site plan) and all of Santa Margarita St (labeled as VAC-02 on the site plan). The vacation of the easements, right-of-way grants, and resolution relative to the acquisition of rights-of-way are necessary for the development of this site.

A parcel map is being processed and will dedicate the Right of way for Rainbow Blvd and Pebble Road.

We appreciate your time and request your sign off on the project.

Sincerely,
Valley Civil Design Group

Matt

Digitally signed by
Matt Loser

Loser

Date: 2020.08.18
18:30:52 -07'00'

Matt Loser, PE, LEED AP
Managing Member

512.954.8883

Matthew.w.loser@valley-cdg.com

11/03/20 PC AGENDA SHEET

SIGNAGE
(TITLE 30)

WELPMAN WAY/PARVIN ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0371-WELPMAN SELF STORAGE, LLC:

WAIVER OF DEVELOPMENT STANDARDS for a roof sign
DESIGN REVIEW for signage in conjunction with a previously approved mini-warehouse facility and vehicle storage facility on 4.4 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Welpman Way and the west side of Parvin Street (alignment) within Enterprise. MN/nr/xx (For possible action)

RELATED INFORMATION:

APN:
191-08-701-012

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 4.4
- Project Type: Signage (roof sign)
- Number of Stories: 2 (mini-warehouse buildings)
- Building Height: 40 feet, 4 inches
- Square Feet: 33 (signage)

Site Plan

The site plan depicts an approved mini-warehouse and RV/boat storage facility. The approved facility has 1, 2, and 3 story buildings that total 93,290 square feet with a total of 5 buildings on the west side of the site and parking on the east side of the site. The building on which the roof sign is proposed is a 2 story building with the office and the manager's residence located on the southside of the development. Access to the site is provided along Welpman Way.

Signage & Elevations

Roof Sign- the plan shows 1 roof sign for the development. The 33 square foot sign is designed to sit on a ledge that protrudes approximately 2 feet from the building beneath the roofline of the office/manager’s quarters building. The proposed sign will face to the east from within the development. The overall height of the proposed sign will be 2 feet and the sign will be 16 feet 5 inches wide. The sign will be internally illuminated with channel letters, with white acrylic faces.

Wall Signs- the applicant is proposing 7 wall signs (BG-2 thru BG-8). Sign BG-2 is a 141 square foot red wall sign which faces west on Building A. Sign BG-3 is a 270 square foot white sign which faces west from Building B. Sign BG-4 is a 69 square foot red sign which faces west from Building D. Sign BG-5 is a 269 square foot white sign which faces north from Building D. Underneath sign BG-5 is sign BG-6, a 61 square foot red sign, and BG-7 a 30 square foot red sign. Sign BG-8 is a 265 square foot red sign. The wall signs will consist of internally illuminated channel letters and all the wall signs meet Title 30 requirements.

Applicant’s Justification

The applicant indicates that the proposed roof sign is below the roofline of the building at the entrance and requests the wavier of developments standards to allow the sign. The proposed wall signs are included as part of the design review for signing from ZC-0632-16.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0631-16	Reclassified parcel to C-2 zoning for development of a mini-warehouse and RV boat storage facility	Approved by BCC	October 2016
VS-0632-16	Vacated and abandoned Parvin Street right-of-way and easements	Approved by BCC	October 2016
ZC-1200-07	Reclassified the project site to H-1 zoning for future commercial development	Approved by BCC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Henderson & Commercial Tourist	H-1 & City of Henderson	Undeveloped
South	City of Henderson & Public Facilities	P-F & City of Henderson	Clark County School District transportation facility
East	City of Henderson	City of Henderson	Undeveloped
West	Public Facilities	P-F	Clark County School District transportation facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards & Design Review

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

The proposed signage is similar in style and harmonious to the mini-warehouse development. In addition, staff does not find the proposed signage to be out of place nor is the sign a visual nuisance to the area. Staff finds that the proposed sign is consistent and compatible with the existing development in the area, and complies with Urban Land Use Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding developments; therefore, staff can support these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a design review is required for lighting; 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction; the fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of

the building or facility; exception: the *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where: the building, except for a Group H and/or high-pile storage occupancy, is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3; and that where the building is protected with an approved automatic sprinkler system in accordance with minimum requirements, the fire apparatus access roads shall extend to within 250 feet (76 420 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALL STORAGE

CONTACT: MICHAEL LEBLUE, YESCO, 5119 CAMERON STREET, LAS VEGAS, NV 89113

DRAFT



LAND USE APPLICATION

8A

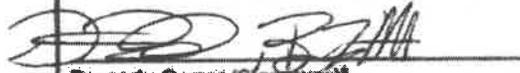
DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-20-0371</u> DATE FILED: <u>8/26/20</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/30</u> PC MEETING DATE: <u>10/20</u> BCC MEETING DATE: _____ FEE: <u>475</u>
	PROPERTY OWNER NAME: <u>Welpman Self Storage LLC</u> ADDRESS: <u>530 Lomas Santa Fe Dr., Ste. C</u> CITY: <u>Solana Beach</u> STATE: <u>CA</u> ZIP: <u>92075</u> TELEPHONE: <u>858-755-0499</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>All Storage</u> ADDRESS: <u>1160 Welpman Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89044</u> TELEPHONE: <u>858-755-0499</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Michael LeBlue</u> ADDRESS: <u>5119 S. Cameron St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-876-8080</u> CELL: <u>702-348-7414</u> E-MAIL: <u>mleblue@yesc0.com</u> REF CONTACT ID #: <u>168828</u>

ASSESSOR'S PARCEL NUMBER(S): 191-08-701-012
 PROPERTY ADDRESS and/or CROSS STREETS: 1160 Welpman Way
 PROJECT DESCRIPTION: To allow a set of letters on top of a canopy.

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


 Property Owner (Signature)*

Brian Fletcher
 Property Owner (Print)

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: Ann H. Paul

PLEASE SEE ATTACHED
 CALIFORNIA
 JURAT
 ACKNOWLEDGMENT

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

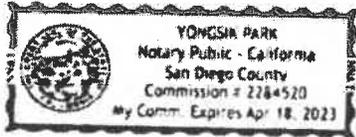
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 20 day of July, 2020 by

DEAN LINGENFELDER and BRIAN KIMBALL FLETCHER

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature

Yongsin Park

July 30, 2020

Clark County Department of Planning
Grand Central Pkwy
Las Vegas, NV

Planner
Copy
WS-20-0371

Re: All Storage Welpman Land Use Justification Letter

To Whom It May Concern,

YESCO is submitting this request on behalf of the property Owner Welpman Self Storage LLC, DBA All Storage for parcel # APN 191-08-701-012. This parcel is zoned C-2 General Commercial. The Property Owner is requesting a waiver of development standards.

The waiver is for a set of letters over the entrance of the building, facing east towards the parking lot. The sign is composed of standard face lit channel letters that are 24" in height. The sign is to be mounted to the entrance canopy above the door so that the canopy does not obscure the visibility of the sign if it was wall mounted. While the sign is mounted on top of the canopy the canopy is 12' below the roofline of the building it is mounted to.

Due to the mounting location and the top of the letters being 10' below the roofline, we are requesting this sign not be viewed as a rooftop sign.

The Owner is requesting this waiver in order clearly identify the entrance of their building with signage and maintain their brand standards across their locations.

We thank you in advance for your review and consideration of this waiver. Please don't hesitate to contact me at (702) 876-8080 with any questions.

Respectfully,

Taylor G. Lamb
Project Director
YESCO

YESCO Las Vegas
702-876-8080 » Phone
702-944-4500 » Fax
5119 South Cameron Street
Las Vegas, Nevada 89118

yesco.com

11/03/20 PC AGENDA SHEET

SECURITY FENCE
(TITLE 30)

WARM SPRINGS ROAD/BERMUDA ROAD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0402-WARM SPRINGS OWNER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1) allow a security fence; 2) increased fence height; 3) waive design standards for a fence, and 4) reduce parking.**
DESIGN REVIEW for a security fence in conjunction with an existing office building on 3.7 acres in a C-P (Office and Professional) Zone.

Generally located on the west side of Bermuda Road, approximately 250 feet south of Warm Springs Road within Enterprise. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:
177-09-514-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a security fence 9 feet high (8 foot chain-link, 1 foot barbed wire) in a C-P zone where not permitted.
2. Increase fence height within the front setback to 9 feet high (8 foot chain-link, 1 foot barbed wire) where 3 feet is allowed per Chapter 30.64 (a 200% increase).
3. Allow for a non-decorative fence (chain-link with privacy slats) along a street where a decorative fence is required per Chapter 30.64.
4. Reduce parking spaces to 335 where 350 are required per Table 30.60-1 (a 4.3% reduction).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 375 E. Warm Springs Road
- Site Acreage: 3.7
- Project Type: Security fence
- Fence Height (feet): 9
- Square Feet: 5,000
- Parking Provided: 357/335 (22 spaces within fenced area)

Site Plan

The plan depicts an existing 2 story, 70,000 square foot office complex with an associated parking area on all sides of the building. The fenced parking area is located on the east side of the property. The fenced parking area is 100 feet by 50 feet and accommodates 22 parking spaces. The property is accessed from Bermuda Road.

Landscaping

Landscaping is located throughout the site and within the parking lot area. The existing landscaping along Bermuda Road is not adequate to screen the 8 foot high chain-link fence with privacy slats.

Elevations

The photos show a security fence that is an 8 foot high chain-link fence with 1 foot of 4 strand straight barbed wire with gray privacy slats and 24 foot wide entrance roll gates which are located on the north and south sides of the fenced area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the fenced area within the existing parking lot is used for fleet vehicles for the Nevada Division of Environmental Protection, and the Nevada Division of Minerals. The current location of the fenced area was chosen to reduce any inconveniences with the flow of traffic within the parking area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0634	Signage	Approved by BCC	October 2019
ET-0248-04 (DR-0697-01)	First extension of time for office complex	Approved by PC	September 2004
UC-1068-03	Major school (Cosmetology)	Approved by PC	August 2003
DR-0697-01	Office complex	Approved by PC	August 2001
TM-0236-95	1 lot commercial subdivision	Approved by PC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1	Convenience store
South & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Commercial Neighborhood	C-P	Office building

Clark County Public Response Office (CCPRO)

Case #CE 20-08269 is an active case filed in July 2020 in regards to outside storage and building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards & Design Review

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

The non-decorative fencing over 3 feet high adjacent to a road requires waivers. The Comprehensive Master Plan states in Community Design Policies 4 and 5, that development should be conditioned upon screening between visual incompatibilities. The Comprehensive Master Plan goes on to say in the Urban Specific Policies that through site planning commercial developments should be compatible with abutting uses. Compatibility comes from ensuring that appropriate buffers are integrated into design of various uses on a transitional zoning property. Security fencing is typically found in industrial areas and is not appropriate in a C-P zone for reasons stated above. The overall design and location of the security fence area are not ideal given the office complex is a transitional zone from the commercial uses along Warm Springs Road and the single family residential to the south of the office complex. The reduced parking for the site is a result of the fenced area for a specific user of the site. The fencing off a portion of the site reduces the overall accessibility of parking to all user's on the site. The landscaping between the chain link fence with barbed wire and Bermuda Road is minimal. Title 30 states that slats are not acceptable to screen activities within a fenced area. Since the security fencing does not comply with Title 30 or the Comprehensive Master Plan in several areas, staff cannot support these requests. If approved, staff recommends that additional trees and shrubs are planted to help minimize the visual incompatibility of security fencing on a transitional zone.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant to install mesh screening on chain-link fence;
- Applicant to plant 2 medium trees and 6 shrubs along Bermuda Road;
- Certificate of Occupancy and or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KIM COLLINS

CONTACT: KIM COLLINS, KALB INDUSTRIES OF NEVADA, 5670 WYNN ROAD, LAS VEGAS, NV 89118



LAND USE APPLICATION 9A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>9/16/20</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: _____ FEE: <u>\$1,950</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-20-0402</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>10/14</u> TIME: <u>6pm</u> PC MEETING DATE: <u>11/3 @ 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-P</u> PLANNED LAND USE: <u>CN</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Warm Springs Owner LLC</u> ADDRESS: <u>1111 Lincoln Rd #802</u> CITY: <u>Miami Beach</u> STATE: <u>FL</u> ZIP: <u>33139</u> TELEPHONE: <u>702-954-4107</u> FAX: <u>702-522-9844</u> CELL: <u>702-366-4666</u> E-MAIL: <u>agus@logiccre.com</u>	
	APPLICANT	NAME: <u>Kalb Industries of Nevada</u> ADDRESS: <u>5670 Wynn Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-365-5252</u> FAX: <u>702-365-5257</u> CELL: <u>702-541-5882</u> E-MAIL: <u>kim@kalbind.com</u>	
	CORRESPONDENT	NAME: <u>Kalb Industries of Nevada</u> ADDRESS: <u>5670 Wynn Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-365-5252</u> FAX: <u>702-365-5257</u> CELL: <u>702-541-5882</u> E-MAIL: <u>kim@kalbind.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-09-514-002 131927

PROPERTY ADDRESS and/or CROSS STREETS: 375 E. Warm Springs Road

PROJECT DESCRIPTION: Secured fenced area for State of Nevada NDEP fleet vehicles.

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

 Property Owner (Signature)* Brendan Keating

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 27, 2020 (DATE)
 By Brendan Keating

NOTARY PUBLIC: _____

ALEJANDRA M. REDIA
 Notary Public, State of Nevada
 Appointment No. 16-1491-1
 My Appt. Expires July 27, 2020

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



KALB INDUSTRIES of NEVADA, Ltd.

5670 Wynn Road, Las Vegas, Nevada 89118-2313 · Telephone (702) 365-5252 · Fax (702) 365-5257

July 17, 2020

Planner Copy

WS-20-0402

Clark County Comprehensive Planning
500 S. Grand Central Parkway
PO Box 551741
Las Vegas, NV 89155-1741

Re: Parcel 177-09-514-002
Property Address: 375 E. Warm Springs Road
Waiver of Development Standards
Justification Letter

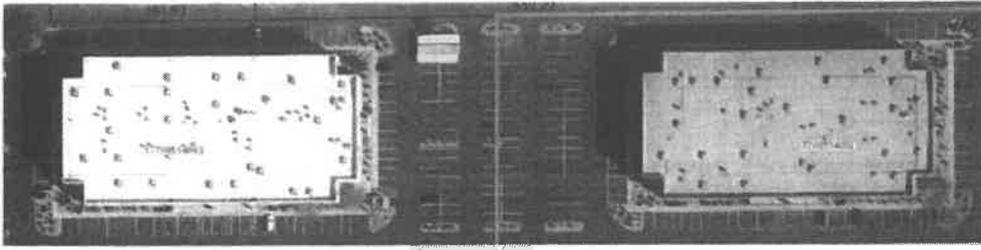
We are hereby requesting a Waiver of Development Standards to allow the chain link fencing in the parking lot of 375 E. Warm Springs Road, along Bermuda Road. This fenced area is to be used for a secured area to park fleet vehicles for Nevada Division of Environmental Protection (NDEP) and Nevada Division of Minerals.

The fenced area has 22 parking stalls available, and there are typically between 18 and 20 fleet vehicles parked in the fenced area after work. The fenced area is 100' x 50', with (2) 24' x 8' high single gates with operators. The fence is 8' high with PDS slats (gray), (3) strands of barb wire and razor wire coil. In reviewing the parking lot for the building(s), the location along Bermuda is the best location for traffic flow in the parking lot. During the day, as employees drive off in their fleet vehicle, they may park their personal vehicle in the fenced area (not all, but some).

There are trees on property between the fenced area and Bermuda. The chain link fencing has a gate at each end for fleet vehicles to access / park. The fence includes slats to help the area blend in as well.

In order to keep the State of Nevada vehicles secure, they required a fenced and gated area to park their vehicles in during off-work hours. An alternate area was considered that was between the two office buildings (see below photo). Placing the fenced / gated area in the alternate location would have been an inconvenience for traffic flow through the parking lot.

COMMERCIAL · RESIDENTIAL · REMODELING · INSURANCE REPAIR
General Engineering License #0074345/Unlimited · General Contractor License #0007250C/Unlimited
www.kalbindustries.com



Thank you for your consideration in approving this Waiver. Feel free to contact me at 702-541-5882 with any questions.

Sincerely,

Kim Collins
Project Manager

Planner
Copy •

WS-20-04/02

11/04/20 BCC AGENDA SHEET

RESIDENTIAL SUBDIVISION
(TITLE 30)

ROBINDALE RD/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0416-LH VENTURES, LLC:

DESIGN REVIEWS for the following: 1) increased finished grade; and 2) proposed single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Jones Boulevard and the north side of Robindale Road within Enterprise. MN/lm/jd (For possible action)

RELATED INFORMATION:

APN:
176-11-601-018

DESIGN REVIEWS:

1. Increase finish grade to 39 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 117% increase)
2. Single family residential subdivision.

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 33
- Density (du/ac): 6.6
- Minimum/Maximum Lot Size (square feet): 3,373 (net)/5,404 (net)
- Project Type: Single family residential development
- Number of Stories: 2 & 3
- Building Height (feet): 25 (minimum)/ 35 (maximum)
- Square Feet: 1,798 to 3,072

Site Plans

The plans depict a single family residential development consisting of 33 residential lots on 5 acres at a density of 6.6 dwelling units per acre. The subdivision will access Robindale Road

with a 42 foot wide private street going north to south with 1 stub street extending east and west from the proposed north/south street.

Landscaping

Street landscaping consists of a 10 foot wide landscape area which includes an attached sidewalk along Robindale Road and Jones Boulevard (previously approved per ZC-20-0085).

Elevations

Five different model home plans with 3 separate elevations per plan are offered by the developer. Of these 5 plans, three are 2 story while the remaining 2 plans are 3 story models. The models range in height from 25 feet to 35 feet. The building materials consist of concrete tile roofing, stone veneer, and stucco finished walls with decorative pop-outs, wrought iron railing, and fenestration on windows and doors on all sides of the residential models.

Floor Plans

The homes will range in size from 1,798 square feet to 3,072 square feet with 2 car garages and bonus room options.

Applicant's Justification

The applicant indicates that the grade elevation design shall not be established in excess of the standard 18 inches above the grade of any adjacent lot. The natural topography of the site consists of 5 feet of fall between the west and east property lines. The grade height increase is for the interior of the parcel for the existing natural drainage area which will be re-routed with the final design of the property and will be coordinated to minimize the elevation differences between lots. The proposed residences are similar to the previously approved plans and are at or below the allowable building height.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0085	Reclassified 5 acres to R-2 zoning for a single family residential subdivision	Approved by BCC	May 2020
TM-20-500025	33 lot single family residential development	Approved by BCC	May 2020
VS-20-0086	Vacation of easements	Approved by BCC	May 2020
UC-0643-04	Convenience store with design review for a shopping center and waiver of condition of ZC-0956-03 requiring redesign of the retail building - expired	Approved by BCC	July 2004
ZC-0956-03	Reclassified 5 acres to C-2 zoning for a shopping center and convenience store - expired	Approved by BCC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-3	Single family residential
South & East	Residential High (up to 18 du/ac)	R-3	Multiple family residential
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

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

Related Applications

Application Number	Request
TM-20-500142	A tentative map for a 33 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #2

The design of the subdivision is similar to approved and planned land uses in the area and complies with Urban Specific Policy 10 which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans comply with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. Staff can support this portion of the request.

Public Works - Development Review

Design Review #1

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 approval.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet for Jones Boulevard, 40 feet for Robindale Road, and associated spandrel;
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - 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; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0365-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC.

CONTACT: ROXANNE LEIGH, WESTWOOD PROFESSIONAL SERVICES, 5740 SOUTH ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

28 August 2020

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**Re: Robindale Jones, a 33 lot residential subdivision
Justification Letter for a Design Review
Westwood Project No. AWD1908-000**

DR-20-0416

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, American West Development, respectfully submits this application for a Design Review.

The project site associated with the subject is approximately 5.0± gross acres and covers APN 176-11-601-018. It is located in a portion of Section 11, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 33 lots with a gross density of 6.6 dwelling units per acre. This project conforms to the requirements of both the existing land use (RS) and existing zoning (R-2).

This project will have an increased amount of fill along the Jones Blvd roadway as the site falls from the southwest to the northeast, however, the main street of the development is double loaded. The lots on each side of Sandhaven St. will be the same elevation while the natural topo falls 5-feet across the site. The proposed lots will be at or lower than the existing lots to the west, so this design is deemed necessary as a solution to the grade differential between sites.

The new Tentative Map for this site will expunge TM-20-500025, however the approved waivers (ZC-20-0085) for increased wall height to 6 feet 8 inches and the allowance of alternative street landscaping with an attached sidewalk along Jones Boulevard and Robindale Road will apply to this submittal as well.

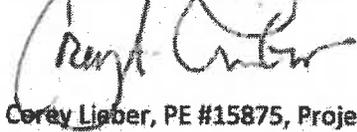
Per Section 30.32.040, paragraph #9 it is stated that the finished grade for the construction within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent. This site is bordered to the west by Paseo at Pinnacle Peaks (PW #03-11054) and to the north by Sierra Valley at Pinnacle Peaks (PW #03-33717). The current topography of the subject property falls from the west to east, and upon initial review of the grading and drainage for this site, there is a possible grade difference exceeding 18 inches. With the final design and grading of the subject property, American West Development and Westwood Professional Services shall coordinate throughout to make any elevation difference as minimal as possible.

August 28, 2020
Page 2

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

A handwritten signature in black ink, appearing to read "Corey Lipber", written over a circular stamp or watermark.

Corey Lipber, PE #15875, Project Manager

Cc: Kendra Saffle, American West Development;
Chelsea Jensen, Westwood Professional Services

11/04/20 BCC AGENDA SHEET

ROBINDALE JONES
(TITLE 30)

ROBINDALE RD/JONES BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500142-LH VENTURES, LLC:

TENTATIVE MAP consisting of 33 lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Jones Boulevard and the north side of Robindale Road within Enterprise. MN/lm/jd (For possible action)

RELATED INFORMATION:

APN:
176-11-601-018

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

BACKGROUND:
Project Description

General Summary

- Site Acreage: 5
- Number of Lots: 33
- Density (du/ac): 6.6
- Minimum/Maximum Lot Size (square feet): 3,373 (net)/5,404 (net)
- Project Type: Single family residential development

Site Plans

The plans depict a single family residential development consisting of 33 residential lots on 5 acres at a density of 6.6 dwelling units per acre. The subdivision will access Robindale Road with a 42 foot wide private street going north to south with 1 stub street extending east and west from the proposed north/south street.

Landscaping

Street landscaping consists of a 10 foot wide landscape area which includes an attached sidewalk along Robindale Road and Jones Boulevard (previously approved per ZC-20-0085).

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0085	Reclassified 5 acres to R-2 zoning for a single family residential subdivision	Approved by BCC	May 2020
TM-20-500025	33 lot single family residential development	Approved by BCC	May 2020
VS-20-0086	Vacation of easements	Approved by BCC	May 2020
UC-0643-04	Convenience store with design review for a shopping center and waiver of condition of ZC-0956-03 requiring redesign of the retail building - expired	Approved by BCC	July 2004
ZC-0956-03	Reclassified 5 acres to C-2 zoning for a shopping center and convenience store - expired	Approved by BCC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-3	Single family residential
South & East	Residential High (up to 18 du/ac)	R-3	Multiple family residential
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

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

Related Applications

Application Number	Request
DR-20-0416	A design review for a single family residential 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

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Expunge TM-20-500025.
- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet for Jones Boulevard, 40 feet for Robindale Road, and associated spandrel.
- Applicant is advised that Lot 1 may not meet the minimum standard for the separation from the back of curb radius (BCR) to the driveway 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

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street shown as Whimire shall have an approved suffix.

Building Department - 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; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0365-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC.

CONTACT: ROXANNE LEIGH, WESTWOOD PROFESSIONAL SERVICES, 5740 SOUTH ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

11/04/20 BCC AGENDA SHEET

SEMI-TRUCK AND TRAILER
PARKING YARD
(TITLE 30)

REDWOOD ST/RICHMAR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-20-400107 (NZC-0312-17) -TRAJAN HOLDINGS, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 6.5 acres from R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive screening and buffering requirements; **2)** reduce setbacks for a proposed structure (security fence); **3)** reduce setbacks from rights-of-way for a proposed structure (security fence); and **4)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

DESIGN REVIEW for a semi-truck and trailer parking facility with employee parking lot.

Generally located on the west side of Redwood Street and the north side of Richmar Avenue within Enterprise (description on file). Jk/jgh/jd (For possible action)

RELATED INFORMATION:

APN:
176-23-301-020 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Waive street landscaping along Redwood Street where required to be in compliance with Figure 30.64-13 (a 100% reduction).
 - b. Waive street landscaping along Richmar Avenue where required to be in compliance with Figure 30.64-13 (a 100% reduction).
 - c. Waive parking lot landscaping where required to be in compliance with Figure 30.64-14.
2.
 - a. Reduce the front yard setback for a proposed structure (security fence) to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
 - b. Reduce the side street (corner) yard setback for a proposed structure (security fence) to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
3.
 - a. Reduce the setback from the right-of-way (Redwood Street) for a proposed structure (security fence) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
 - b. Reduce the setback from the right-of-way (Richmar Avenue) for a proposed structure (security fence) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
4.
 - a. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Redwood Street.

- b. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Richmar Avenue.

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.5 (portion)
- Project Type: Semi-truck, trailer, and employee parking facility
- Trailer Parking: 137
- Semi-Truck Parking: 90
- Standard Vehicle Parking: 66

Site Plans & Project Scope

The previously approved plans depict a rectangular 6.5 acre portion of a larger 25 acre parcel that is intended to function as a semi-truck, trailer, and employee parking area. No buildings are proposed, and the entire site will consist of a paved parking area with 2 gated access points from Redwood Street and a chain-link security fence enclosing the entire site. Since this request includes a waiver of street landscaping, the security fence is depicted along the property line of the entire 6.5 acre project site. The security fence will also have pedestrian access gates for the employee parking. The main business offices, existing business, and truck parking operations are directly across the street to the east.

Landscaping

No landscaping was provided previously; there was a request to waive all street and parking lot landscaping.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-0312-17:

Current Planning

- A resolution of intent to complete in 3 years;
- 5 years to review waivers of development standards #1 through #3;
- Design review as a public hearing for any significant changes to plans;
- If the site transitions to an outside storage yard, proper screening per Title 30 is required;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Richmar Avenue, 30 feet for Redwood Street and associated spandrels.
- Applicant is advised that additional right-of-way dedications will be required with future development on the remainder of the parcel; an existing right-of-way grant will restrict development of the subject site if the applicant does not request and get approval of a vacation application; and that delays in on-site and off-site development reviews may occur until the vacation of the grant is recorded.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates they are requesting an extension of time for NZC-0312-17, which was originally approved on July 17, 2017. Progress has been made toward commencement. The applicant is working with a Civil Engineer to revise drawings for the project and hopes to begin construction within the next year. The COVID-19 pandemic has delayed this project; therefore, the applicant is requesting that if approved, the expiration date coincide with NZC-19-0835 which expires January 8, 2023.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0835	Reclassified a 7.4 acre portion of a 25 acre parcel from R-E to M-1 zoning	Approved by BCC	January 2020
VS-0756-17	Vacated easements of interest to Clark County located between Rainbow Boulevard and Redwood Street and between Serene Avenue and Richmar Avenue alignment	Approved by PC	October 2017
NZC-0312-17	Reclassified 6.5 acres from R-E to M-1 zoning	Approved by BCC	July 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park.	R-E & M-1	Undeveloped & warehouse with outside storage yard
South	Industrial	M-1	Outside storage yard
East	Industrial	M-1	Industrial developments including the applicant's headquarters & offices

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business and Design/Research Park	R-E	Undeveloped & part of the larger parcel owned by the applicant

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.

The applicant has been diligently pursuing commencement of this project, which has been interrupted by the Covid-19 pandemic. A drainage study has been approved by public works (PW18-15839) and the off-site improvement plans have been submitted (PW18-13983); therefore, staff can support an extension of time, which coincides with the commencement date of NZC-19-0835.

Public Works - Development Review

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

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until January 8, 2023 to commence.
- 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.

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: TRAJAN HOLDINGS, LLC
CONTACT: CIVILWORKS, INC., 4945 W. PATRICK LANE, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION 12A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>NZC-0312-17</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>9/14/2020</u> PLANNER ASSIGNED: <u>JGH</u> ACCEPTED BY: <u>JGH</u> FEE: \$ <u>900</u> CHECK #: <u>N/A</u> COMMISSIONER: <u>J. J</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? Y <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: <u>BCC</u>	APP. NUMBER: <u>ET 20-400/07</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9/14</u> TIME: <u>6PM</u> PC MEETING DATE: BCC MEETING DATE: <u>11/4/2020</u> ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>N/A</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: COMMENCE/COMPLETE:
	PROPERTY OWNER	NAME: <u>Trajan Holdings, LLC</u> ADDRESS: <u>9390 Redwood Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-362-7495</u> CELL: E-MAIL: <u>P Truman@trulincorp.com</u>	
	APPLICANT	NAME: <u>Trajan Holdings, LLC</u> ADDRESS: <u>9390 Redwood Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-362-7495</u> CELL: E-MAIL: <u>P Truman@trulincorp.com</u> REF CONTACT ID #: <u>192825</u>	
	CORRESPONDENT	NAME: <u>Civilworks</u> ADDRESS: <u>4945 W Patrick Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-534-1816</u> CELL: <u>702-279-3576</u> E-MAIL: <u>bap@civilworksonline.com</u> REF CONTACT ID #: <u>169138</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-23-301-020

PROPERTY ADDRESS and/or CROSS STREETS: Redwood and Richmar

PROJECT DESCRIPTION: Non-conforming zone change for addition to approved parking lot

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

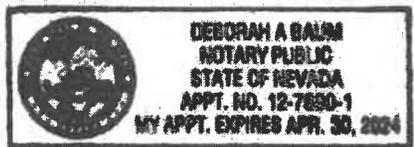
Paul A. Truman
 Property Owner (Signature)*

Paul A. Truman
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 8/20/2020 (DATE)
 By PAUL A. TRUMAN

NOTARY PUBLIC: Deborah A. Baum



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

August 24, 2020

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

ET-20-400107

SUBJECT: Extension of time non-conforming zone change, NZC-17-0312

To Whom It May Concern;

With present communication we are requesting an extension of the time for the non-conforming zone change NZC-17-0312, property located near Redwood Street and Richmar Avenue.

The Clark County Board of the County Commissioners originally approved NZC-17-0312 on July 17th, 2017.

We have a current active bond with Clark County Public Works under PW17-54100-CMF and we anticipate starting the construction within the next year. Also, we are currently revising the on-site civil engineering drawings according the approved NZC-19-0835. We anticipate submitting the civil plans in the next 30 days and construction to commence following plan approval and permit issuance. Unfortunately, we have been negatively affected on this project with our office being shut down due to COVID-19 since March of this year.

We request that you extend NZC-17-0312 and also request that the expiration for NZC-17-0312 coincide with the expiration for NZC-19-0835, which expires January 28, 2023.

Please let me know if you have any questions or require any additional information.

Thank you for your consideration.

Respectfully,



Brandon A Potts, P.E.
Principal

**PLANNER
COPY**

CivilWorksInc

"Sensible" solutions to your "specific" needs

4945 West Patrick Lane • Las Vegas, NV 89118-2858

Office: 702.524.3555 • Fax: 702.524.3556 • Email: info@civilworksinc.com

11/04/20 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

CAMERO AVE/TOMSIK ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0399-LH VENTURES, LLC:

VACATE AND ABANDON a portion of a right-of-way being Tomsik Street located between Camero Avenue and Wigwam Avenue within Enterprise (description on file). JJ/al/xx (For possible action)

RELATED INFORMATION:

APN:
176-16-201-030 & 031

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

BACKGROUND:

Project Description

The applicant is proposing to develop the property on the west side of Tomsik Street between Camero Avenue and Wigwam Avenue as a single family residential development. The applicant is requesting to vacate Tomsik Street and incorporate the west 30 feet of the street dedication into the area of the proposed development. The applicant indicates that this portion of Tomsik Street is not needed for development in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established an RNP-I Overlay District for portions of the Enterprise Planning Area, which included this site and the surrounding area	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-20-0398	A waiver of development standards for wall height, lot size, and off-site improvements for a single family residential development is a companion item on this agenda.
TM-20-500138	A tentative map for a single family residential 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

PW/DR

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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.

Building Department - Fire Prevention

- The current proposal is for a 498 foot dead-end to cul-de-sac, if this street exceeds 500 feet in final submittal a proper bulb of 118 feet will be required.
- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PINNACLE HOMES

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE
100, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION 13A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>9-10-2020</u> PLANNER ASSIGNED: <u>JA</u> ACCEPTED BY: <u>JA</u> FEE: <u>875</u> CHECK #: _____ COMMISSIONER: <u>JT</u> OVERLAY(S)? <u>N/A</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-20-0399</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10-4</u> TIME: <u>6P</u> PC MEETING DATE: _____ BCC MTG DATE: <u>11-4 - 9A</u> ZONE / AE / RNP: <u>RE RNP-1</u> PLANNED LAND USE: <u>RNP</u>
---	-------	---	---

PROPERTY OWNER	NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> city: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: <u>(702) 278-4788</u> E-MAIL: <u>MDunford@americanwesthomes.com</u>
----------------	--

APPLICANT	NAME: <u>Pinnacle Homes, Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> city: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> city: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>-164937</u>
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-16-201-030

PROPERTY ADDRESS and/or CROSS STREETS: Tomsik and Wigwam

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

 Property Owner (Signature) STATE OF NEVADA COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>March 11, 2020</u> (DATE) By <u>Lawrence D. Canarelli</u> NOTARY PUBLIC: <u>Teresa Arredondo-O'Malley</u>	<u>Lawrence D. Canarelli</u> Property Owner (Print)
---	--

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

APP-20-100076



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

August 04, 2020

Al Laird, Principal Planner
Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

VS-20-0399

RE: Tomsik and Wigwam: Right-of-Way Vacation APN 176-16-201-030

Dear Mr. Laird,

On behalf of our client, Pinnacle Homes, Taney Engineering is respectfully submitting a project description letter for a BLM Right-of-Way Vacation & (2) Clark County right-of-way vacations, for Tomsik alignment. This request is submitted concurrently with a Tentative Map, Design Review, and a Waiver of Development Standards for a residential subdivision.

Below are the 3 recorded documents requested to be vacated:

BLM Right of way Vacation (Doc # 920520:1105):

The purpose is to vacate 30-ft BLM right of way grant N-55350 on the west half of Tomsik alignment. The portion of BLM right of way grant being requested to be vacated is the Tomsik alignment between Wigwam and Camero alignments.

Clark County Right of way Vacation (Doc #20140107:01576):

The purpose is to vacate 30-ft right of way on the west half of Tomsik alignment, between Wigwam and Camero.

Clark County Right of way Vacation (Doc #19950103:00685):

The purpose is to vacate 30-ft right of way on the east half of Tomsik alignment, between Wigwam and Camero.

As the parcels are being developed as a 10-lot residential subdivision, any required right of way will be dedicated to Clark County where necessary. The portion of Tomsik alignment between Wigwam and Camero are not needed for traffic circulation and Tomsik dead-ends permanently 600 ft north of Camero; it does not continue to the next collector or arterial street. There are no water, sewer, or other utility lines existing in the right of way proposed to be vacated. Both, Gagnier, and Cimarron alignments 660-ft west and east of Tomsik are constructed as through streets, there should be little to no impact on traffic circulation in the area.

A legal description, exhibit, and supporting documents for each vacation have been provided with this application for review.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

Robert Cunningham, P.E.

11/04/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

CAMERO AVE/TOMSIK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0398-LH VENTURES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot area; 2) increased wall height; 3) off-site improvements (curbs, gutters, streetlights, sidewalks, and reduced width paving); and 4) street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) increased finished grade for lots within a proposed single family residential development on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southwest corner of Camero Avenue and Tomsik Street within Enterprise. JJ/al/xx (For possible action)

RELATED INFORMATION:

APN:

176-16-201-030

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce gross lot area to a minimum of 16,724 square feet where a minimum of 20,000 square feet is required per Table 30.40-1 (a 16.4 % reduction).
- b. Reduce net lot area to a minimum of 15,703 square feet where a minimum of 16,200 square feet is required for lots adjacent to a collector street (Wigwam Avenue) per Table 30.40-1 (a 3.1% reduction).
2. Increase wall height to 12 feet (6 foot screen wall with a 6 foot retaining wall) where a maximum of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.3% increase).
3. Reduce the street intersection off-set to 117 feet where a minimum of 125 feet is required per Section 30.52.052 (a 6.4% reduction).
4. Waive off-site improvements (curbs, gutters, streetlights, sidewalks and reduced width paving) where off-site improvements are required per Section 30.52.040.

DESIGN REVIEWS:

1. Single family residential development.
2. Increased finished grade for lots within a single family residential development to 78 inches (6.5 feet) where a maximum increase of 18 inches (1.5 feet) is permitted per Section 30.52.040 (a 333% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.1 net/5.1 gross
- Number of Lots: 10
- Density (du/ac): 2
- Net Minimum/Maximum Lot Size (square feet): 15,703/18,371
- Gross Minimum/Maximum Lot Size (square feet): 16,724/21,002
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 3,638 to 4,260

Site Plans

The plans depict a single family residential development consisting of 10 lots on 5.1 gross acres with a density of 2 dwelling units per acre. The site has frontage along Camero Avenue, Tomsik Street, and Wigwam Avenue. The applicant has submitted a request to vacate Tomsik Street (VS-20-0399) adjacent to the site and incorporate the west 30 feet of the vacated right-of-way into the area of the subdivision. Access to the development is from Camero Avenue by a 37 foot wide private street that terminates in a radius cul-de-sac at the southern portion of the development. The request to reduce the street intersection off-set is between the private street for the subdivision and Tomsik Street to the north of Camero Avenue. The request to reduce the net and gross lot area is for 2 lots that are adjacent to Wigwam Avenue, the other 8 lots within the proposed development will comply with the lot area standards. The request to increase wall height is for the area along the east side of the property due to excess fill needed along the north, east, and south boundaries of the site.

Landscaping

The plans depict 6 foot wide landscape areas along Camero Avenue and Wigwam Avenue consisting of trees, shrubs, and groundcover. These landscape areas are not in common elements but are part of the residential lots that are adjacent to the streets. The justification letter indicates that the property owners will maintain the landscaping on their individual lots. The plan depicts a pedestrian access gate to allow the property owners access to the landscape area along Wigwam Avenue.

Elevations

Plans were submitted for 4 single family home models. All of the home models are 1 story with a maximum height of 20 feet. The homes have flat roofs with parapet walls. The exterior of the homes include options for combinations of a stucco finish painted in earth tone colors and stone veneer. Plans were also submitted for optional casitas and RV garages, which will also be 1 story and will be architecturally compatible to the homes.

Floor Plans

The 4 home models are between 3,638 square feet to 4,260 square feet in area. Each home model has garage space for a minimum of 3 cars and 3 to 4 bedrooms. The casitas have an area of approximately 600 square feet and consist of a living room with a wet bar, a bedroom, and a bathroom. The RV garages will be between 797 square feet and 917 square feet, with the larger unit having a powder room and additional storage space.

Applicant's Justification

The applicant indicates that the proposed development consists of high-end residential estates similar to other adjacent properties in the area. The property has approximately 7 feet of elevation change from west to east, and the proposed site plan is working with the slope of the land by utilizing the sloping and scarping in the rear and side yards where possible. The 6 foot high retaining walls will be located along the east side of the site. The excess fill and increased retaining wall heights are necessary to balance out the property due to the decrease in elevation from west to east. The reduced lot area is necessary due to the width of Wigwam Avenue, which is a collector street, and a 3 foot wide traffic control easement along Wigwam Avenue. The easement and the right-of-way dedication reduce the lot area for two lots adjacent to Wigwam Avenue. The developer is requesting the waiver for the off-site improvements along Wigwam Avenue in order to maintain the rural character.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Establish an RNP-1 Overlay District for portions of the Enterprise Planning Area, which included this site and the surrounding area	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-20-0399	A vacation and abandonment of portions of a right-of-way is a companion item on this agenda.
TM-20-500138	A tentative map for a single family residential 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

Waivers of Development Standards

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

Waivers of Development Standards #1a & #1b & Design Review #1

The plan depicts a single family residential development consisting of 10 lots on approximately 5 gross acres with a density of 2 dwelling units per acre, which complies with the maximum density allowed in the R-E zoning district. There are 4 lots abutting this site that have been developed with single family residences. These 4 lots are between 0.9 acres to 4.1 acres in area, and the smallest of these 4 lots is more than double the size of the smallest lot within the proposed development. Other subdivisions in this area have developed with a maximum of 8 lots on approximately 5 gross acres for a density of 1.6 dwelling units per acre with the lots within these developments exceeding 20,000 square feet; therefore, staff finds that the proposed development is not in character with existing development in this area and not appropriate for the location and recommends denial.

Waiver of Development Standards #2

The topography of the area could be a unique circumstance to justify a waiver of development standards to allow for an increase in the height of the retaining walls. However, staff does not support the request to reduce lot area for the proposed subdivision. If the number of lots within the proposed development were reduced, the development would be in character with other existing developments in this area. Having fewer lots within the development would increase the area of the lot within the development, which could allow for alternatives to increasing the height of the retaining walls. Since staff does not support the current design of the project and other subdivision layouts may allow for less fill and lower retaining walls, staff does not support this waiver.

Waiver of Development Standards #3 & #4

Public Works

Design Review #2

Public Works

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Building Department - 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; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0105-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118



LAND USE APPLICATION 14A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

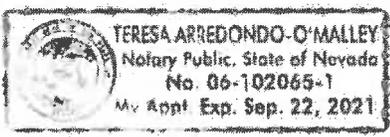
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>47500</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675</u> <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>9-10-20</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>\$115000</u> CHECK #: <u>-</u> COMMISSIONER: <u>JT</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N TRAILS? Y / <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-20-0398</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>10-19</u> TIME: <u>6P</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>11-4 9AM</u> ZONE / AE / RNP: <u>RE RNP-1</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: <u>(702) 278-4788</u> E-MAIL: <u>MDunford@americanwesthomes.com</u>	
APPLICANT	NAME: <u>Pinnacle Homes, Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-16-201-030
 PROPERTY ADDRESS and/or CROSS STREETS: Tomsik and Wigwam
 PROJECT DESCRIPTION: 10 lot residential subdivision

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

Property Owner (Signature)* Lawrence D. Canarelli
Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 11, 2020 (DATE)
 By Lawrence D. Canarelli
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



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



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

August 3, 2020

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Tomsik and Wigwam – Justification Letter
APN: 176-16-201-030

To whom it may concern:

On behalf of our client, Pinnacle Homes, Taney Engineering is respectfully submitting a project description letter for a Tentative Map, Design Review, and Waiver of Standards for a proposed 5.0-acre, 10 lot residential subdivision.

Project Description:

The project consists of a 5.08-acre, 10 lot residential subdivision with 1.96 lots per acre located north of Wigwam Avenue west of Tomsik Street. Currently the site is zoned R-E – Rural Estates Residential, with a planned land use RNP – Residential Neighborhood Preservation. We are requesting the site to remain zoned R-E.

Our project will consist of high-end residential estates, similar to other adjacent properties in the area. All public streets abutting the development will remain in the existing rural road conditions and the private cul-de-sac will have 24" R-Type curb. In addition to stylish exteriors, the homes will include full length 20' driveways with 3-car garages and options for larger garages.

The project site is bound by properties with planned land use and zoning as follows:

- North, East, West, and South: R-E Rural Estates Residential (2 units/acre); RNP – Residential Neighborhood Preservation

The subdivision will have access from Camero Avenue on the north. There will be 3-car garages provided for each unit for a total of 30 parking spaces and additional parking in full length driveways. Perimeter landscaping is being provided in excess of code requirements by a 6-ft landscape area between the right of way limits and a decorative cmu wall adjacent to public right-of-ways on Camero and Wigwam, each lot owner will maintain the landscaping on their individual lots, rear yard access gates for maintenance have been provided on lots 5 and 6 to access the landscape area.

The houses will range in size from approximately 3,638 square feet to 4,260 square feet and will consist of one-story homes (height of one-story homes & RV Garages will not exceed 20') with three car garages.

Waiver of Standards – Wall Height

On behalf of our client, we would like to request waiver of standards for retaining walls. It is requested retaining wall heights of up to 6-ft be allowed, in combination with a 6-ft high cmu wall, resulting in up to 12-ft high combination wall height where code allows 9-ft (a 33% increase). These over height walls would be located on portions of the east side of lot 6

Page 1 of 3



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

through 10 and the north portion off lot 10 and south portion of lot 6. The site has approximately 7-ft of elevation change from west to east on this site, the proposed site plan is working with the slope of the land by utilizing sloping and scarping in rear and side yards where possible.

Waiver of Standards – Lot Size

On behalf of our client, we would like to request waiver of gross and net lot size requirements for lots 5 and 6. The gross lot size requirement of 20,000-sf and net lot size of 16,200-sf are not being met on these 2 lots. The site is adjacent to Wigwam, an 80-ft right of way, code allows for the reduction in the net lot area to 10% (16,200-sf). There is requirement of 3-ft traffic control easement along Wigwam, this reduces the net lot size. All other lots meet the 18,000-sf min net area and 20,000-sf gross lot size requirements.

	Net Area (Sf)	% Net Area Reduced	Gross Area (Sf)	% Gross Area Reduced
Lot 5	15,703	3.1%	16,724	16.4%
Lot 6	15,766	2.7%	16,790	16.1%
Requirement	16,200	0.0%	20,000	0.0%

Waiver of Standards – Offsite Street Improvements (Wigwam)

On behalf of our client, we would like to request waiver of title 30 development standards requiring full offsite street improvements for Wigwam (80-ft) right-of-way. The proposed development is located in the RNP – Rural Neighborhood Preservation Area where typically rural standard street improvements exists. Rural street standards exist to the west and east of the site in Wigwam, we are requesting to keep the same standards, with no curb, gutter, sidewalk, street lights and a minimum paved roadway section of 32-ft in width.

Waiver of Standards – Street Intersection Offset

On behalf of our client, we would like to request waiver of Title 30.52.052.a.1, street intersection offset requirement of 125-ft between private street (Waterstone Court) and Tomsik Street, along Camero. The required 125-ft separation is not met. There is 117.16-ft separation provided. This is a reduction of 6.2%. Due to low volume of traffic, this is not a safety issue.

Design Review – Excess Fill

We would like to apply for a design review for the excess fill at our edge conditions along the east, north, and south boundaries. We believe that the difference in elevation between the proposed and existing grade will be up to 6.5-ft of fill above the existing elevations on the site. The greatest fill area is at the east portions of the site. The impact to the adjacent property to the east is lessened since there is an existing cmu wall located approximately 30-ft from the property line along with large pine trees over 20-ft in height. A portion of the adjacent property to the east is a lighted horse arena and the south portion of the site is undeveloped presently.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,
Taney Engineering

Robert Cunningham, P.E.

11/04/20 BCC AGENDA SHEET

TOMSIK & WIGWAM
(TITLE 30)

CAMERO AVE/TOMSIK ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500138-LH VENTURES, LLC:

TENTATIVE MAP consisting of 10 single family residential lots and common lots on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southwest corner of Camero Avenue and Tomsik Street within Enterprise. JJ/al/xx (For possible action)

RELATED INFORMATION:

APN:
176-16-201-030

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.1 net/5.1 gross
- Number of Lots: 10
- Density (du/ac): 2
- Net Minimum/Maximum Lot Size (square feet): 15,703/18,371
- Gross Minimum/Maximum Lot Size (square feet): 16,724/21,002
- Project Type: Single family residential development

Site Plans

The plans depict a single family residential development consisting of 10 lots on 5.1 gross acres with a density of 2 dwelling units per acre. The site has frontage along Camero Avenue, Tomsik Street, and Wigwam Avenue. The applicant has submitted a request to vacate Tomsik Street (VS-20-0399) adjacent to the site and incorporate the west 30 feet of the vacated right-of-way into the area of the subdivision. Access to the development is from Camero Avenue by a 37 foot wide private street that terminates in a radius cul-de-sac at the southern portion of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Establish an RNP-I Overlay District for portions of the Enterprise Planning Area, which included this site and the surrounding area	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-20-0398	A waiver of development standards for wall height, lot size, and off-site improvements for a single family residential development is a companion item on this agenda.
VS-20-0399	A vacation and abandonment of portions of a 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. However, staff does not support WS-20-0398 for the waivers of development standards to reduce lot area or the design review for the proposed subdivision and cannot support this request.

Staff Recommendation

Denial.

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

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Building Department - 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; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0105-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

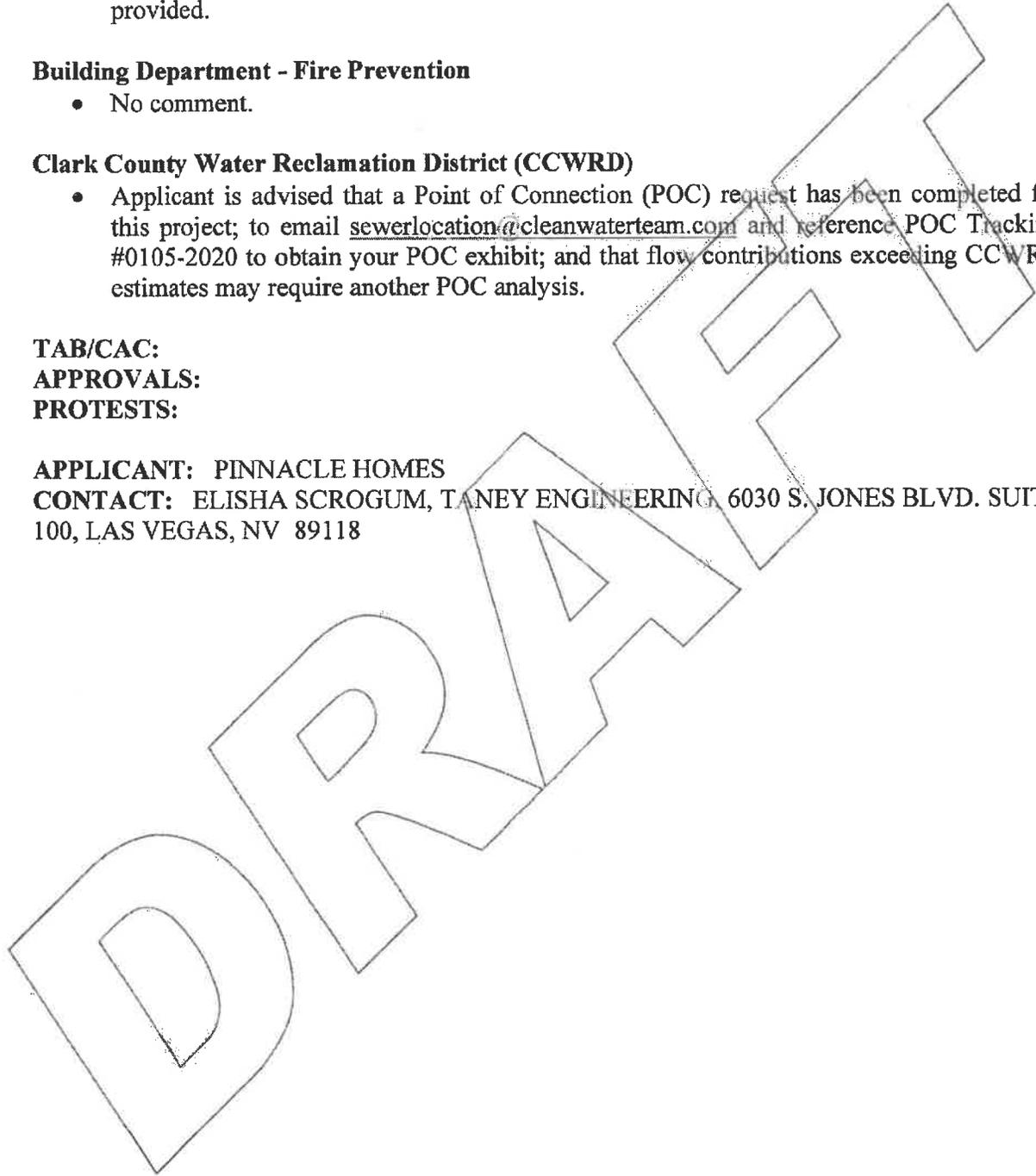
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD. SUITE 100, LAS VEGAS, NV 89118





TENTATIVE MAP APPLICATION 15A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>9-10-20</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>750⁰⁰</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NA</u> TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> N	APP. NUMBER: <u>TM-20-500138</u> TAB/CAC: <u>Endogme</u> TAB/CAC MTG DATE: <u>10-19</u> TIME: <u>6P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11-4-20</u> ZONE / AE / RNP: <u>RE RNP1</u> PLANNED LAND USE: <u>RNP</u> NOTES: <u>US-20-0378/US-20-0397</u>
---	-------	---	---

PROPERTY OWNER	NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>250 Pilto Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: <u>(702) 278-4788</u> E-MAIL: <u>MDunford@americanwesthomes.com</u>
-----------------------	--

APPLICANT	NAME: <u>Pinnacle Homes, Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____
------------------	--

CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-16-201-030

PROPERTY ADDRESS and/or CROSS STREETS: Tomsik and Wigwam

TENTATIVE MAP NAME: Tomsik and Wigwam

NUMBER OF LOTS: 10 GROSS/NET ACREAGE 5.08 gross / 4.54 net GROSS/NET DENSITY 1.96 lots/acre gross

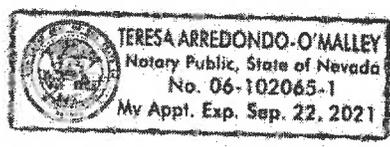
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Lawrence D. Canarelli
Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 11, 2020 (DATE)
 By Lawrence D. Canarelli

NOTARY PUBLIC: Teresa Arredondo-O'Malley



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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-20-500142</u>	DATE FILED: <u>9/16/2020</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>LMU</u>	TABCAC DATE: <u>10/14/2020</u>
		TABCAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u> </u>	
		BCC MEETING DATE: <u>11/4/2020</u>	
		FEE: <u>\$750</u>	

PROPERTY OWNER	NAME: <u>LH Ventures, LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>(702) 843-2837</u> CELL: <u> </u>
	E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u>

APPLICANT	NAME: <u>PN II, Inc.</u>
	ADDRESS: <u>7255 S. Tenaya Way Suite 200</u>
	CITY: <u>(702) 843-2837</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u> </u> CELL: <u> </u>
	E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u> REF CONTACT ID #: <u> </u>

CORRESPONDENT	NAME: <u>Westwood Professional Services</u>
	ADDRESS: <u>5740 S. Arville St., Suite 216</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: <u> </u>
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 176-11-601-018

PROPERTY ADDRESS and/or CROSS STREETS: Robindale/Jones

TENTATIVE MAP NAME: Robindale Jones

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

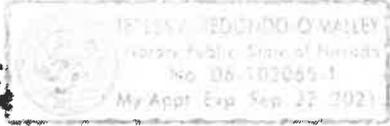
 Property Owner (Signature)*	<u>Jeffrey L. Canarelli</u> Property Owner (Print)	Treasurer of Investment Manager, Inc. Manager of LH Ventures, LLC
---------------------------------	---	--

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 8th, 2020 (DATE)

By Jeffrey L. Canarelli, SRUP INVESTMENT MANAGER, INC., MANAGER

NOTARY PUBLIC: Cassidy Anne O'Malley



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

11/04/20 BCC AGENDA SHEET

SIGNS
(TITLE 30)

CACTUS AVE/VALLEY VIEW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0407-CHETAK DEVELOPMENT:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall sign area; 2) increase wall sign logo size; and 3) increase the wall sign letter height.

DESIGN REVIEW for significant changes for proposed signage in conjunction with a previously approved commercial center on 2.2 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Cactus Avenue, approximately 240 feet east of Valley View Boulevard within Enterprise. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:
177-29-404-004

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Increase the wall sign area for Sign A to 337 square feet where 30 square feet is the maximum allowed per Table 30.44-1 (a 1,023% increase).
 - b. Increase the wall sign area for Sign B to 78 square feet where 30 square feet is the maximum allowed per Table 30.44-1 (a 160% increase).
 - c. Increase the wall sign area for Sign C to 35.4 square feet where 30 square feet is the maximum allowed per Table 30.44-1 (an 18% increase).
 - d. Increase the wall sign area for Sign D to 42.2 square feet where 30 square feet is the maximum allowed per Table 30.44-1 (a 41% increase).
 - e. Increase the wall sign area for Sign E to 800.8 square feet where 30 square feet is the maximum allowed per Table 30.44-1 (a 2,567% increase).
2.
 - a. Allow the proposed logo (Sign B) to be 100% of a wall sign where 25% is the maximum per Table 30.44-1.
 - b. Allow the proposed logo (Sign D) to be 100% of a wall sign where 25% is the maximum per Table 30.44-1.
3.
 - a. Increase the wall sign letter height for Sign A to 5 feet where 4 feet is allowed per Table 30.72-1 (a 25% increase)
 - b. Increase the wall sign letter height for Sign B to 9 feet, 6 inches where 4 feet is allowed per Table 30.72-1 (a 140% increase).
 - c. Increase the wall sign letter height for Sign D to 7 feet where 4 feet is allowed per Table 30.72-1 (a 75% increase).
 - d. Increase the wall sign letter height for Sign E to 12 feet where 4 feet is allowed per Table 30.72-1 (a 200% increase).

DESIGN REVIEW:

Significant changes for proposed signage in conjunction with a previously approved commercial center.

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3698 W. Cactus Avenue
- Site Acreage: 2
- Project Type: Signage
- Number of Stories: 1
- Building Height (feet): 35
- Wall Signs (square feet): Sign A (337)/Sign B (78)/Sign C (35.4)/Sign D (42.2)/Sign E (800.8)

Site Plan

The subject property is part of a previously approved nonconforming zone change (NZC-0637-16) for a shopping center, veterinarian office, and mini-warehouse facility, which included 4 parcels north of the subject property. Only the southern portion of the shopping center (adjacent to Cactus Avenue) was developed.

The submitted site plan depicts a commercial center located on the north side of Cactus Avenue, 222 feet east of Valley View Boulevard. There are 2 retail buildings on-site. Building A is a singular pad site centrally located in the retail center. Building B is an in-line retail building oriented north to south along the west property line. Access to the site is provided via 2 driveways along Cactus Avenue. Eighty-nine parking stalls and 8 motorcycle stalls are adjacent to both retail buildings and along the north, east, and south property lines.

The applicant is proposing to install 5 wall signs (Sign A thru Sign E) in conjunction with a previously approved marijuana dispensary (Thrive). Four wall signs will be installed on the exterior of Building B (northernmost lease space). Sign A and Sign B face east towards the parking lot, Sign C faces south towards Cactus Avenue, Sign D is an interior wall sign installed against the lease space window, and Sign E faces west towards an undeveloped parcel adjacent to Valley View Boulevard. The applicant's request is to increase total area of the proposed wall signs, and to allow 2 wall signs with logos to be 100% of the wall sign.

Elevations

The existing buildings have exterior finishes which include terracotta colored stucco columns, cream and grey colored stucco walls, pop-outs, black aluminum glass storefront and window systems, cornices, and a parapet roof.

Signage

Sign A is located on the northeast corner of the building, and faces east toward the parking lot. Sign A has an overall area of 337 square feet consisting of green and black internally illuminated pan channel letters.

Sign B is located south of Sign A (same side of the building), and also faces east toward the parking lot. Sign B has an overall area of 78 square feet and consists of the company's logo. The logo makes up 100% of the entire wall sign, and consists of an internally illuminated pan channel logo.

Sign C is a south facing wall sign, with an overall area of 35.4 square feet. Sign C also consists of green and black internally illuminated pan channel letters similar to Sign A.

Sign D is an internal wall sign to be installed adjacent to the applicant's lease space window, and can be seen from the right-of-way. Sign D displays the company's logo, has an overall area of 42.2 square feet, and the logo is 100% of the entire wall sign.

Sign E is located on the west side of the building (northwest corner), and has an overall area of 800.8 square feet. Sign E also has internally illuminated pan channel letters with a pan channel logo.

Applicant's Justification

Per the submitted justification letter, the proposed signage is compatible in design to the existing architecture of the retail buildings. The requested waivers for most marijuana dispensaries are similar to the applicant's request. The proposed signage is not obtrusive to the site and aesthetically complies with Title 30 standards.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0245	Reduced parking to 89 spaces where 120 are required in conjunction with an existing commercial development	Approved by BCC	August 2020
ET-20-400042 (DR-0173-17)	Second extension of time to commence a tavern	Approved by BCC	June 2020
UC-19-0751	Retail marijuana store	Approved by BCC	November 2019
UC-19-0752	Retail marijuana store	Approved by BCC	November 2019
ADET-19-900254 (DR-0173-17)	Extended the time limit to commence a design review for a proposed tavern	Approved by ZA	June 2019
ET-18-400114 (WS-0130-16)	First extension of time for a comprehensive sign plan in conjunction with the subject property for this application	Approved by BCC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0173-17	Tavern (Dotty's) within the retail center - subject to a 1 year administrative review	Approved by BCC	April 2017
NZC-0637-16	Reclassified 9.7 acres from R-E and C-1 zoning to C-2 zoning and a design review for a proposed shopping center, veterinarian office, and mini-warehouse facility - expired (design review for veterinarian, mini-warehouse, and northern portion of the shopping center)	Approved by BCC	December 2016
NZC-0366-16	Reclassified 4.7 acres from R-E and C-1 to C-2 zoning and a design review for a proposed shopping center with a lighting plan - withdrawn	Withdrawn	July 2016
WS-0130-16	Allowed an animated sign (video unit) and a design review for a comprehensive sign plan with a previously approved retail center	Approved by BCC	May 2016
DR-0787-15	Established a comprehensive lighting plan in conjunction with a previously approved retail center	Approved by BCC	January 2016
ZC-0596-14	Reclassified 2.5 acres (subject parcel related to this application) from R-E to C-1 zoning for a retail center	Approved by BCC	August 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-2	Undeveloped
South	Residential Suburban (up to 18 du/ac)	R-3	Multiple family residential
East	Commercial Neighborhood	C-1	Undeveloped
West	Commercial Neighborhood	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1a, #1b, #1c, and #1d

Staff finds the request to increase the total area of the proposed wall signs does not pose negative impacts to the site and the surrounding parcels. The proposed wall signs are aesthetically harmonious to the exterior walls of the retail building. Furthermore, the commercial center currently does not have any monument signs or freestanding signs adjacent to Cactus Avenue and the applicant's establishment is visually the farthest lease space from the right-of-way. The increase in wall sign area will allow for better visibility of advertising for applicant's establishment; therefore, staff supports this request.

Waiver of Development Standards #1e

Staff finds that Sign E is too large in scale, overall area, and height. This proposed sign would face undeveloped R-E zoned lots to the west and northwest, and visibility of this wall sign can also be seen from the R-2 and R-3 zoned lots to the south. The proposed wall sign has an overall width of 99 feet, 2 inches and an overall height of 12 feet. The overall width of the retail building is 248 feet. Staff concludes that Sign E would encumber 40% of the overall building width, and the sign is not harmonious or appropriate to the surrounding neighborhood. The proposed Signs A thru D are a sufficient amount of signage for the establishment; and Sign E is excessive for the site.

Waivers of Development Standards #2a and #2b

Staff has no objection to this request since staff supports waivers of development standards #1a, #1b, #1c, and #1d. Staff finds that the proposed logo wall signs (Sign B and Sign D) are aesthetically pleasing and are in conjunction with the proposed pan channel letters.

Waivers of Development Standards #3a, #3b, #3c

Staff has no objection to increase the wall sign letter height for Sign A, Sign B, and Sign D. Staff supports the increase in overall area for these proposed signs; therefore, staff also supports this request.

Waiver of Development Standards #3d

Since staff does not support the proposed waiver of development standards #1e, staff does not support this request.

Design Review

With the exception of Sign E, staff finds that the other proposed wall signs are appropriate to the site. Furthermore, WS-0130-16 approved wall signs on the site, except for signage to the north and west facing elevations. The proposed signage is in line with what was previously approved; therefore, staff supports this request.

Staff Recommendation

Approval of waivers of development standards #1a, #1b, #1c, #1d, #2a, #2b, #3a, #3b, #3c and the design review; and denial of waivers of development standards #1e and #3d.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If Approved:

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CPCM HOLDINGS DBA COMMERCE PARK MEDICAL, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BUILDING 3, SUITE 577, LAS VEGAS, NV 89134