



ENTERPRISE TOWN ADVISORY BOARD

Windmill Library
7060 W. Windmill Lane
Las Vegas, NV 89113
September 29, 2021
6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chaves@yahoo.com
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/EnterpriseTAB>

Board/Council Members: David Chestnut - Chair
Tanya Behm
Joseph Throneberry
Barris Kaiser – Vice Chair

Secretary: Carmen Hayes (702) 371-7911 chaves@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Tiffany Hesser (702) 455-7388 TLH@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, 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 15, 2021. (For possible action)
- IV. Approval of the Agenda for September 29, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **UC-21-0430-DONNER KEVIN:**
USE PERMITS for the following: 1) allow accessory structures without a principal use; and 2) allow nondecorative metal siding within the urban area in conjunction with accessory structures (cargo containers) on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 140 feet north of Pebble Road and 142 feet west of Dean Martin Drive within Enterprise. JJ/nr/jo (For possible action) 10/05/21 PC

- 2. **DR-21-0499-SCRIMA, PAUL & LORI:**
DESIGN REVIEW for finished grade in conjunction with a single family residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Agate Avenue, 180 feet west of Cameron Street within Enterprise. JJ/bb/jo (For possible action) 10/06/21 BCC

- 3. **WS-21-0413-P S L V R E, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEWS** for the following: 1) proposed office/warehouse building; and 2) finished grade on 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Sunset Road, 270 feet west of Westwind Road within Enterprise (description on file). MN/rk/jo (For possible action) 10/06/21 BCC

- 4. **ZC-21-0409-GRAGSON-CACTUS II INVESTMENTS:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone and an M-1 (Light Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; 2) access to a local street; 3) allow overhead doors to be visible from a public street; and 4) driveway geometrics.
DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade. Generally located on the north side of Pebble Road and the east side of El Camino Road within Enterprise (description on file). JJ/sd/jo (For possible action) 10/06/21 BCC

5. **NZC-21-0458-TADANO WAKIMOTO TRUST & TADANO GARY TRS:**
ZONE CHANGE to reclassify 7.3 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone. \
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (streetlights) along a public street.
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the north side of Pyle Avenue and the east side of Rancho Destino Road within Enterprise (description on file). MN/rk/jd (For possible action) **10/19/21 PC**

6. **VS-21-0459-TADANO WAKIMOTO TRUST & TADANO GARY TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Wellspring Avenue (alignment), and between Rancho Destino Road and Gilespie Street and a portion of a right-of-way being Pyle Avenue located between Rancho Destino Road and Gilespie Street and a portion of Gilespie Street located between Pyle Avenue and Wellspring Avenue (alignment) within Enterprise (description on file). MN/rk/jd (For possible action) **10/19/21 PC**

7. **TM-21-500136-TADANO WAKIMOTO TRUST & TADANO GARY TRS:**
TENTATIVE MAP consisting of 24 single family residential lots and common lots on 7.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pyle Avenue and the east side of Rancho Destino Road within Enterprise. MN/rk/jd (For possible action) **10/19/21 PC**

8. **NZC-21-0462-PEBBLE ROAD TRUST:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the south side of Pebble Road, 700 feet west of Fort Apache Road within Enterprise (description on file). JJ/md/jd (For possible action) **10/19/21 PC**

9. **VS-21-0463-PEBBLE ROAD TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue, and between Fort Apache Road and Park Street within Enterprise (description on file). JJ/md/jd (For possible action) **10/19/21 PC**

10. **TM-21-500138-PEBBLE ROAD TRUST:**
TENTATIVE MAP consisting of 19 residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, 700 feet west of Fort Apache Road within Enterprise. JJ/md/jd (For possible action) **10/19/21 PC**

11. **VC-21-0456-DOPSON, GENESE K. ET AL:**
VARIANCE to reduce a proposed patio cover setback in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone. Generally located on the west side of Sardinia Sands Drive, 244 feet south of Venice Cove Avenue within the Southern Highlands Master Planned Community. JJ/jor/jo (For possible action) **10/19/21 PC**

12. **VS-21-0415-GENTILE LOUIS P & DIANE:**
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road, and between Schirlls Street and Hinson Street within Enterprise (description on file). JJ/lm/jd (For possible action) **10/19/21 PC**

13. **VS-21-0464-GRAGSON-CACTUS II INVESTMENTS:**
VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Bronco Street, and Pebble Road and Torino Avenue (alignment) within Enterprise (description on file). JJ/nr/jd (For possible action) **10/19/21 PC**

14. **DR-21-0444-SDMI BD, LLC:**
DESIGN REVIEWS for the following: 1) a comprehensive sign plan; 2) a lighting plan; and 3) covered parking in conjunction with an office building on a portion of 2.2 acres in an H-2 (General Highway Frontage) Zone. Generally located on the west side of Lindell Road, 150 feet south of Blue Diamond Road within Enterprise. JJ/jgh/jo (For possible action) **10/20/21 BCC**

15. **VS-21-0480-DONG KUO & MO CHUN FAMILY TRUST & DONG KUO & MO CHUN TRS:**
VACATE AND ABANDON easements of interest to Clark County located between CC 215 and Sunset Road, and between Torrey Pines Drive (alignment) and Rainbow Boulevard within Enterprise (description on file). MN/bb/jd (For possible action) **10/20/21 BCC**

16. **WS-21-0481-DONG KUO & MO CHUN FAMILY TRUST & DONG KUO & MO CHUN TRS:**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.
DESIGN REVIEWS for the following: 1) finished grade; 2) vehicle sales and rental facility; and 3) accessory vehicle wash on a 3.3 acre portion of 5.0 acres in a C-2 (Commercial General) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of CC 215, 1,600 feet east of Rainbow Boulevard within Enterprise. MN/bb/jd (For possible action) **10/20/21 BCC**

VII. General Business

1. Nominate a representative and alternate for the Community Development Advisory Committee (CDAC). (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 13, 2021 at 6:00 pm.

X. Adjournment.

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

Windmill Library – 7060 W. Windmill Lane

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

September 15, 2021

MINUTES

Board Members	David Chestnut, Chair EXCUSED Tanya Behm PRESENT Joseph Throneberry PRESENT	Barris Kaiser, Vice Chair PRESENT Crystal Bomar EXCUSED
Secretary:	Carmen Hayes 702-371-7991 chaves70@yahoo.com EXCUSED	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com EXCUSED	

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

Barris Kaiser called the meeting to order at 6:04 p.m.
Jillee Opiniano Rowland, 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 1, 2021** Minutes (For possible action)

Motion by: **Barris Kaiser**

Action: **APPROVE** Minutes as published for September 1, 2021

Vote: **3/0 Unanimous**

IV. Approval of Agenda for **September 15, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Barris Kaiser**

Action: **APPROVE** as amended

Vote: **3/0 Unanimous**

Applicant requested Hold:

15. **ZC-21-0409-GRAGSON-CACTUS II INVESTMENTS:** Applicant requested a **HOLD** to the Enterprise Town Advisory Board meeting on September 29, 2021.

Related applications to be heard together:

- 5. **NZC-21-0416-OLYMPIA COMPANIES, LLC:**
- 6. **VS-21-0417-OLYMPIA COMPANIES, LLC:**
- 7. **TM-21-500126-OLYMPIA COMPANIES, LLC:**

- 9. **ET-21-400131 (ZC-19-0434)-NEMAN RAMIN & NEMAN DAVID:**
- 10. **ET-21-400137 (VS-19-0445)-NEMAN RAMIN & NEMAN DAVID:**

- 12. **VS-21-0414-P S L V R E, LLC:**
- 13. **WS-21-0413-P S L V R E, LLC:**

- 16. **ZC-21-0432-J C L H, LLC:**
- 17. **VS-21-0433-J C L H, LLC:**
- 18. **TM-21-500129-J C L H, LLC:**

V. Informational Items

- 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

NONE

VI. Planning & Zoning

- 1. **TM-21-500120-DFILV II, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Blue Diamond Road and El Capitan Way within Enterprise. JJ/bb/jo (For possible action) **09/21/21 PC**

Motion by: **Joe Throneberry**
Action: **APPROVE** per staff conditions
Vote: **3/0 Unanimous**

- 2. **ET-21-400120 (ZC-17-1086)-BLUE RAIN PARTNERS, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 24.4 acres from R-E (Rural Estates Residential) PC (Planned Community Overlay District) and H-2 (General Highway Frontage) P-C (Planned Community Overlay District) Zones to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone and 5.6 acres from R-E (Rural Estates Residential) and H-2 (General Highway Frontage) Zones to C-2 (General Commercial) Zone.
DESIGN REVIEW for a proposed shopping center in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road and the east and west sides of Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action) **09/22/21 BCC**

Motion by: **Barris Kaiser**
Action: **APPROVE** per staff conditions
Vote: **3/0 Unanimous**

3. **ET-21-400132 (VS-19-0490)-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Rainbow Boulevard and Redwood Street within Enterprise (description on file). MN/sd/jo (For possible action) **10/05/21 PC**

Motion by: **Barris Kaiser**
Action: **APPROVE** per staff conditions
Vote: **3/0 Unanimous**

4. **UC-21-0430-DONNER KEVIN:**
USE PERMITS for the following: **1)** allow accessory structures without a principal use; and **2)** allow nondecorative metal siding within the urban area in conjunction with accessory structures (cargo containers) on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 140 feet north of Pebble Road and 142 feet west of Dean Martin Drive within Enterprise. JJ/nr/jo (For possible action) **10/05/21 PC**

Motion by: **Barris Kaiser**
Action: **HOLD to 9/29/21** Enterprise Town Advisory Board meeting per request of the applicant
Vote: **3/0 Unanimous**

5. **NZC-21-0416-OLYMPIA COMPANIES, LLC:**
ZONE CHANGE to reclassify 5.4 acres from a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.
DESIGN REVIEW for a single family residential development in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise (description on file). JJ/rk/jo (For possible action) **10/05/21 PC**

Motion by: **Barris Kaiser**
Action: **APPROVE** per staff conditions
Strike Current Planning bullets 2 & 3 and **ADD** Two-story only on lots 23 and 24
Vote: **3/0 Unanimous**

6. **VS-21-0417-OLYMPIA COMPANIES, LLC:**
VACATE AND ABANDON an easement of interest to Clark County located between Stonewater Lane and Highlander Golf Lane, and between Goett Golf Drive and Oxwood Street (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action) **10/05/21 PC**

Motion by: **Barris Kaiser**
Action: **APPROVE** per staff conditions
Vote: **3/0 Unanimous**

7. **TM-21-500126-OLYMPIA COMPANIES, LLC:**
TENTATIVE MAP consisting of 36 single family residential lots and common lots on 5.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise. JJ/rk/jo (For possible action) **10/05/21 PC**

Motion by: **Barris Kaiser**
Action: **APPROVE** per staff conditions
Vote: **3/0 Unanimous**

8. **DR-21-0410-WELPMAN SELF STORAGE, LLC:**
DESIGN REVIEW for lighting 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/jo (For possible action) **10/06/21 BCC**

Motion by: **Barris Kaiser**
Action: **APPROVE** per staff conditions
ADD Unshielded fixtures to be installed with construction shielding fixture light source from view
Vote: **3/0 Unanimous**

9. **ET-21-400131 (ZC-19-0434)-NEMAN RAMIN & NEMAN DAVID:**
USE PERMIT FIRST EXTENSION OF TIME for a mini-warehouse.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed mini-warehouse on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the north side of Eldorado Lane and the west side of Decatur Boulevard within Enterprise. MN/sd/jo (For possible action) **10/06/21 BCC**

Motion by: **Joe Throneberry**
Action: **APPROVE** per staff conditions
Vote: **3/0 Unanimous**

10. **ET-21-400137 (VS-19-0445)-NEMAN RAMIN & NEMAN DAVID:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Decatur Boulevard and Edmond Street (alignment), and between Mardon Avenue (alignment) and Eldorado Lane; and a portion of a right-of-way being Decatur Boulevard located between Mardon Avenue (alignment) and Eldorado Lane within Enterprise (description on file). MN/sd/jo (For possible action) **10/06/21 BCC**

Motion by: **Joe Throneberry**
Action: **APPROVE** per staff conditions
Vote: **3/0 Unanimous**

11. **UC-21-0418-MAJESTIC ENTERPRISE HOLDINGS, LLC:**
USE PERMITS for the following: **1)** allow temporary events longer than 10 days per event; and **2)** deviations to development standards per plans on file.
DEVIATIONS for the following: **1)** alternative external building materials; **2)** permit a use (motion picture production/studio) not within a permanently enclosed building; **3)** permit access to accessory uses from the exterior of a resort/hotel (Silverton); and **4)** all other deviations per plans on file.
DESIGN REVIEWS for the following: **1)** fabric structure (tent); and **2)** accessory structures in conjunction with an existing resort/hotel (Silverton) on 28.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Blue Diamond Road and the east side of Dean Martin Drive within Enterprise. JJ/jt/jo (For possible action) **10/06/21 BCC**

Motion by: **Barris Kaiser**
Action: **APPROVE** per staff conditions

ADD Design Review after one-year to review installation, tear down and interval of events. Design Review for significant changes to plans.
Vote: 2/1 Tanya Behm-Naye

12. **VS-21-0414-P S L V R E, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Westwind Road and Jones Boulevard within Enterprise (description on file). MN/rk/jo (For possible action) 10/06/21 BCC

Motion by: **Barris Kaiser**
Action: **APPROVE** per staff conditions
Vote: 3/0 Unanimous

13. **WS-21-0413-P S L V R E, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEWS** for the following: 1) proposed office/warehouse building; and 2) finished grade on 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Sunset Road, 270 feet west of Westwind Road within Enterprise (description on file). MN/rk/jo (For possible action) 10/06/21 BCC

Motion by: **Barris Kaiser**
Action: **HOLD to 9/29/21** Enterprise Town Advisory Board meeting per request of the applicant
Vote: 3/0 Unanimous

14. **WS-21-0441-COUNTY OF CLARK (PK & COMM):**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEWS** for the following: 1) public facility (community center); and 2) signage on a portion of 36.2 acres in conjunction with an existing public park (Silverado Ranch Park) in a P-F (Public Facility) Zone. Generally located on the south side of Silverado Ranch Boulevard and the west side of Gilesie Street within Enterprise. MN/md/jo (For possible action) 10/06/21 BCC

Motion by: **Joe Throneberry**
Action: **Approve per staff conditions**
Vote: 3/0 Unanimous

15. **ZC-21-0409-GRAGSON-CACTUS II INVESTMENTS:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone and an M-1 (Light Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; 2) access to a local street; 3) allow overhead doors to be visible from a public street; and 4) driveway geometrics.
DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade. Generally located on the north side of Pebble Road and the east side of El Camino Road within Enterprise (description on file). JJ/sd/jo (For possible action) 10/06/21 BCC

Applicant requested a HOLD to the Enterprise Town Advisory Board meeting on September 29, 2021

16. **ZC-21-0432-J C L H, LLC:**
ZONE CHANGE to reclassify 12.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the east side of Cameron Street and the south side of Pyle Avenue within Enterprise (description on file). JJ/md/jd (For possible action) **10/06/21 BCC**

Motion by: **Barris Kaiser**

Action: **APPROVE** per staff conditions

ADD Increase fenestrations facing public right-of-way. Terrace and landscape terraced and screen walls along public right-of way.

Vote: **3/0 Unanimous**

17. **VS-21-0433-J C L H, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Cameron Street and Arville Street (alignment); a portion of a right-of-way being Pyle Avenue located between Cameron Street and Arville Street (alignment); and a portion of right-of-way being Frias Avenue located between Cameron Street and Arville Street (alignment) within Enterprise (description on file). JJ/md/jd (For possible action) **10/06/21 BCC**

Motion by: **Barris Kaiser**

Action: **APPROVE** per staff conditions

Vote: **3/0 Unanimous**

18. **TM-21-500129-J C L H, LLC:**

TENTATIVE MAP consisting of 93 residential lots and common lots on 12.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Cameron Street and the south side of Pyle Avenue within Enterprise. JJ/md/jd (For possible action) **10/06/21 BCC**

Motion by: **Barris Kaiser**

Action: **APPROVE** per staff conditions

Vote: **3/0 Unanimous**

VII. General Business:

NONE

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 September 29, 2021 at 6:00 p.m.

X. Adjournment:

Motion by: **Barris Kaiser**

Action: **ADJOURN**
Vote: **3/0 Unanimous**

The meeting was adjourned at 8:20p.m.

DRAFT

10/05/21 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 30)

PEBBLE RD/DEAN MARTIN DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0430-DONNER KEVIN:

USE PERMITS for the following: 1) allow accessory structures without a principal use; and 2) allow nondecorative metal siding within the urban area in conjunction with accessory structures (cargo containers) on 0.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located 140 feet north of Pebble Road and 142 feet west of Dean Martin Drive within Enterprise. JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:
177-17-407-008

- USE PERMITS:**
1. Allow accessory structures (4 cargo containers) on-site without a principal use where required per Table 30.44-1.
 2. Allow nondecorative metal siding where decorative metal is required within the urban area per Table 30.44-1.

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

BACKGROUND:
Project Description
General Summary

- Site Address: 3284 W. Pebble Road
- Site Acreage: 0.5
- Project type: Accessory structures prior to the principal use
- Number of Stories: 1
- Building Height (feet): 9
- Square Feet: 800 (all cargo containers)

Site Plan

The plan shows an undeveloped parcel with access from the property to the south, designed as a flag lot. The driveway access is gated. Three, 8 foot by 20 foot cargo containers and one, 8 foot by 40 foot cargo container are located on the site. One, 8 foot by 20 foot, cargo container is

located 5 feet 4 inches from the north property line and the other 2 containers are 10 feet 4 inches from the east property line. The fourth cargo container, measuring 8 feet by 40 feet, is located 20 feet 4 inches from the south property line. A 6 foot high block wall encompasses the parcel with the exception of a gate to the southern developed parcel.

Landscaping

The plans indicate that there is a row of mature trees along the southern property line.

Elevations

The photos show 4 cargo containers of varying colors with an overall height of 9 feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant owns the property to the south and indicates that the site in question is used for exercise and leisure, and the containers are for storage of personal property. The applicant states that the cargo containers are compatible with the surrounding area and is willing to paint the cargo containers to make the containers more aesthetically pleasing.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residential
East	Rural Neighborhood Preservation	R-E (RNP-I)	Undeveloped

Clark County Public Response Office (CCPRO)

There is an active CCPRO violation, CE20-11264 for stacked cargo containers visible from a public right-of-way. Although the cargo containers are no longer stacked on each other, they are still visible from the right-of-way.

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.

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. Since the site in question and the property to the south have the same owner, staff does not have a concern with the accessory use prior to the principal use. However, staff is concerned with the design of the cargo containers. The accessory structures (cargo containers) were placed on the site without permits and were initially stacked on top of each other. The cargo containers are now located at ground level; however, the cargo containers are visible from a right-of-way and are not decorative metal. The plans show that there are existing mature trees on the south side of the site, but no additional landscape screening is proposed. Staff could be supportive of the application if the applicant proposed additional landscaping to mitigate negative visual impacts on neighboring properties and the right-of-way. Staff finds that the existing use is incompatible with the surrounding area; and therefore, cannot support the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant to paint the cargo containers earth tone colors within 60 days of approval;
- Applicant to plant 6 large trees on the east side of the site to provide screening from Dean Martin Drive;
- Certificate of Compliance shall not be issued without final zoning approval;
- Any extensions of time to be a public hearing.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County or Agency issued permit, or approval of water service to this site; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KEVIN DONNER

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W FARM ROAD #180, LAS VEGAS, NV 89131

DRAFT

APR 21-100010



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

1A

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 checked="" type="checkbox"/> USE PERMIT (UG) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC 21-0430</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>10/05/21</u> BCC MEETING DATE: _____ FEE: <u>\$1950</u> DATE FILED: <u>8/10/21</u> TAB/CAC DATE: <u>9/15/21</u>
	PROPERTY OWNER NAME: <u>KEVIN DONNER</u> ADDRESS: <u>3284 W. Pebble Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702) 894-2116</u> CELL: _____ E-MAIL: <u>ksdonner@360.com</u>
	APPLICANT NAME: <u>KEVIN DONNER</u> ADDRESS: <u>3284 W. Pebble Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702) 894-2116</u> CELL: _____ E-MAIL: <u>ksdonner@360.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Taylor Consulting Group, Inc. (Nathaniel Taylor)</u> ADDRESS: <u>8414 W. Farm Road, #180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-994-3844</u> CELL: _____ E-MAIL: <u>info@thetaylorconsultinggr</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-17-407-008

PROPERTY ADDRESS and/or CROSS STREETS: Pebble/Dean Martin Dr.

PROJECT DESCRIPTION: Request to allow outside storage in an R-E zoning district (conex boxes)

(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.

Kevin Donner Kevin Donner
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 4th Jan 2021 (DATE)
 By Kevin Stuart Donner

NOTARY PUBLIC: P. Sekhon

P.S. SEKHON
 Notary Public - State of Nevada
 County of Clark
 APPT. NO. 18-2262-1
 My App. Expires April 9, 2022

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

**PLANNER
COPY**

Taylor Consulting Group, Inc.

UC-21-0430



Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

January 5, 2021

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

Re: APN: 177-17-407-008

To Whom It May Concern:

Per the request of the Clark County Public Response Office, we are respectfully requesting a special-use permit to allow for the outside storage of 4 conex boxes on an R-E property. This is an undeveloped parcel adjacent to the property owner's primary residence. The property owner uses this parcel for exercise and leisure—the conex boxes contain personal property that the owner needs access to. The containers are 20 ft. long, 8ft. wide, and 9 ft. high. The container on the north side of the property sits 6.4 ft. from the property line, the container on the west property line sits 10.4 ft. from the property line, and the two containers located on the south property line sit 10.4 ft. from the property line. It is our position that the storage of these boxes is harmonious and compatible with the surrounding area. There are other residences in the vicinity that have outside storage on their property as-well.

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please contact our office at 702-483-7045.

Respectfully,

Nathaniel Taylor

Nathaniel Taylor

10/06/21 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

CAMERON ST/AGATE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0499-SCRIMA, PAUL & LORI:

DESIGN REVIEW for finished grade in conjunction with a single family residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Agate Avenue, 180 feet west of Cameron Street within Enterprise. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:
177-19-105-003

DESIGN REVIEW:
Increase finished grade to 22 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 22% increase).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 1740 W. Agate Avenue
- Site Acreage: 1.2
- Project Type: Increased Hill
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 4,297

Site Plan

The site plan depicts a 1.2 acre parcel located 200 feet west of Cameron Street on the north side of Agate Avenue. The lot is 177 feet wide east to west and 330 feet north to south with an 8 foot private drainage easement on the west side of the lot. Agate Avenue is currently a 30 foot right-of-way located on the south side of the lot. The proposed home is located 164 feet from the north property line, 63 feet from the east property line, 32 from the west property line, and 70 feet from the Agate Avenue right-of-way property line. The water well is located on the west

side of the home with a septic system on the southeast side of the lot. A driveway off Agate Avenue provides access to the home.

Elevations

The elevations depict a 22 foot high single story wood framed home with stucco siding and tile roof.

Floor Plans

The floor plan depicts a 4,297 square foot, 4 bedroom 3 bathroom home, with a 3 car garage, and a 419 square foot covered patio.

Applicant's Justification

The applicant is in the process of building a 4,297 square foot single family home on 1.2 acres that will require an increased finished grade of 4 inches above the permitted 18 inches of fill for a total of 22 inches. The County has approved the grading plan and the finished floor elevation was calculated based on the depth of flow in the adjacent drainage easement. The proposed finished pad elevation is 10 inches below the finished floor elevation.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0228	Vacated and abandoned patent easements	Approved by PC	July 2021
ZC-1026-05	Reclassified various parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Public Works - Development Review

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Compliance with approved drainage study PW 21-10210;
- 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PAUL SCRIMA

CONTACT: ULTRYX, 1215 S. FORT APACHE RD., #120, LAS VEGAS, NV 89117

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

2A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: SCRIMA PAUL & LORI ADDRESS: 4740 W AGATE AVE CITY: Las Vegas STATE: NV ZIP: 89139 TELEPHONE: 702-896-6456 CELL: _____ E-MAIL: plscrima@aol.com
	APPLICANT NAME: SCRIMA PAUL & LORI ADDRESS: 4740 W AGATE AVE CITY: Las Vegas STATE: NV ZIP: 89139 TELEPHONE: 702-896-6456 CELL: _____ E-MAIL: plscrima@aol.com REF CONTACT ID #: _____
	CORRESPONDENT NAME: Michael Ware ADDRESS: 1215 S Fort Apache Rd CITY: Las Vegas STATE: NV ZIP: 89117 TELEPHONE: 70294691 CELL: _____ E-MAIL: udgsupport@ultryx.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-19-105-003

PROPERTY ADDRESS and/or CROSS STREETS: 4740 W AGATE AVE

PROJECT DESCRIPTION: 3240 sf New single family residence

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Role 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 Scrima
Property Owner (Signature)*

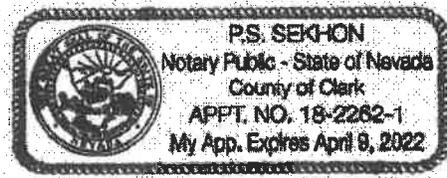
Paul Scrima
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark County

SUBSCRIBED AND SWORN BEFORE ME ON 07/20/2021 (DATE)

By Paul Scrima

NOTARY PUBLIC: P. Sekhon



*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. 1 of 2

July 26, 2021

To: To Whom it May Concern
Subject: Building Pad for the Scrima Residence" PW21-10210

The approved drainage study approval letter cites, in "Additional Conditions" Item 2, that our project fill does not comply with Title 20.32.040 (9) - the fill height of the proposed building pad exceeds the 18" maximum allowed; and therefore, a design review is required. For the record, the Clark County Public Works has approved the latest grading plan (See Attached).

This letter explains why the proposed fill for the Scrima Residence does not comply with Title 20.32.040 (9). The original grading plan, was approved with Technical Drainage Study (TDS PW21-10210).

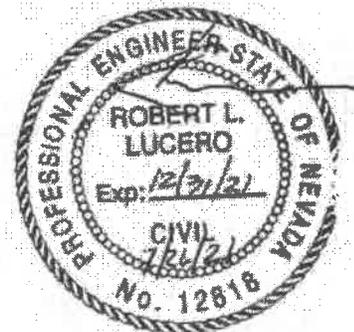
The finish floor elevation is calculated based on the depth of flow in the adjacent drainage easement as follows: (flowline elevation = 2367.19. The depth of flow is 0.8-ft per the approved PW21-10210, plus 1.5', per the "Clark County Regional Flood Control District (CCRFCD) Hydrologic Criterial and Design Manual", for a total of 2.3-ft.

The base flow calculation was taken of the adjacent drainage easement, perpendicular to the Northwest corner of the proposed building. The flowline elevation $2367.19 + 2.3' = 2369.49$ finish floor elevation.

The proposed finish pad elevation 2368.69 is 10" below the proposed finish floor elevation. The maximum fill of 1.83' occurs at the southeast corner of the proposed building. Per Title 20.32.040 (9) the maximum fill exceeds the 1.5 allowed by 0.33-ft or 4-inches. The owner feels that the difference is a minor deviation and requests your approval of this design review.

Respectfully Yours,


Robert Lucero, P.E.



10/06/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE BUILDING
(TITLE 30)

SUNSET RD/WESTWIND RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0413-P S L V R E. LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEWS** for the following: 1) proposed office/warehouse building; and 2) finished grade on 2.1 acres in an M-D (Designed Manufacturing) (AR-60) Zone.

Generally located on the south side of Sunset Road, 270 feet west of Westwind Road within Enterprise (description on file). MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:
176-01-102-001

WAIVER OF DEVELOPMENT STANDARDS:
Reduce throat depth for a driveway on Sunset Road to 9 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 64% reduction).

DESIGN REVIEWS:
1. Office/warehouse building.
2. Increase finished grade up to 54 inches (4.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Proposed office/warehouse building
- Number of Stories: 1 story with a mezzanine level
- Building Height (feet): Up to 46.5
- Square Feet: 31,850
- Parking Required/Provided: 48/53

Site Plans

The plans depict a 1 story, 31,850 square foot office/warehouse building located near the back center portion of the parcel. An existing 6 foot high block wall is shown along the property lines. This site is adjacent to existing industrial uses. The building is set back 25 feet from the south property line and 77 feet from the north property line (Sunset Road). All loading areas will be located on the east side of the building with some roll-up doors located on the south and west sides of the building. The loading docks are screened from public view by the building itself. The remaining front portion of the site is designated for parking areas, drive aisles, and landscaping. Access to the site will be from Sunset Road to the north.

Landscaping

Street landscaping consists of a 15 foot wide landscape area with a detached sidewalk along Sunset Road. Interior to the site, landscaping is distributed throughout the parking lot and around the front portions of the building footprint.

Elevations

The plans depict a maximum height of 46.5 feet to the top of the parapet wall. The height of the building varies slightly and has been designed to break-up the roofline and enhance the overall look of the building. The materials will consist of concrete tilt-up paneling with vertical banding, pop-outs, metal canopies, and will be painted with subdued gray and blue colors. Portions of the east, west, and north elevations include aluminum storefront doors and window systems.

Floor Plans

The plans show a 25,930 square foot building consisting of a warehouse, restrooms, and a 5,920 square foot second level mezzanine consists of offices that will be used by the tenant. Also shown on plans is an incidental showroom area that provides customers an area to examine the different flooring materials.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant this building will be used as a warehouse for carpet and other flooring materials. An incidental showroom area is provided so that potential buyers can come in and examine the different types and colors of the flooring materials. This area will essentially be an extension of the warehouse but designated as a showroom so that the public can safely view the products stored at this facility without interfering with the day-to-day operations of a functioning warehouse. Furthermore, this project meets the required parking for this use and meets the design criteria of the CMA Design Overlay District. Varying building and parking lot setbacks enhance visual interest of the site. All overhead doors and loading docks are located to the rear of the site. This site is a prime location for a warehouse building such as this and the proposed use is compatible with adjacent uses in terms of scale and site design. As for the waiver request, the applicant believes the reduced throat depth will not have an adverse effect on the area since there will not be substantial traffic into the site and the vehicles will also be able to use 2 different driveways on either side of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0851-16	Reclassified this site to M-D zoning for an office/warehouse building	Approved by BCC	February 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Undeveloped
South	Business and Design/Research Park	M-D	Office/warehouse building
East & West	Business and Design/Research Park	M-D	Office/warehouse complex

Related Applications

Application Number	Request
VS-21-0414	A request to vacate and abandon patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 #

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties. Staff finds that the design of the proposed warehouse buildings comply with the intent and requirements of the CMA Design Overlay District. Staff finds that the buildings comply with Urban Specific Policy 7 of the Comprehensive Master Plan which encourages land uses that are complementary and are of similar scale and intensity.

Public Works - Development Review

Waiver of Development Standards

Staff finds that the reduced throat depths for the Sunset Road commercial driveways will result in vehicles stacking in the right-of-way, causing potential collisions. Since Sunset Road is an arterial street, it is important that traffic can flow freely into the site. Therefore, staff cannot support this request.

Design Review #2

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

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 of design reviews; denial of the waiver of development standards.

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:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Sunset Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- 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; and 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.

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)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT



LAND USE APPLICATION 3A

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 checked="" type="checkbox"/> DESIGN REVIEW (DR)</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>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-21-0413</u> DATE FILED: <u>8/3/21</u></p> <p>PLANNER ASSIGNED: <u>RK</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/15/21</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>10/6/21</u> M-D / AE-60</p> <p>FEE: <u>\$1,150.00</u> BDRP ZC16.0951</p> <p style="text-align: right;">MN CMA</p>
	PROPERTY OWNER	<p>NAME: <u>PSLVRE, LLC</u></p> <p>ADDRESS: <u>2312 Park Avenue, Suite 612</u></p> <p>CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92782</u></p> <p>TELEPHONE: <u>770.789.2534</u> CELL: <u>770.789.2534</u></p> <p>E-MAIL: <u>dfuerst@prosourceclavasvegas.com</u></p>
	APPLICANT	<p>NAME: <u>PSLVRE, LLC</u></p> <p>ADDRESS: <u>2312 Park Avenue, Suite 612</u></p> <p>CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92782</u></p> <p>TELEPHONE: <u>770.789.2534</u> CELL: <u>770.789.2534</u></p> <p>E-MAIL: <u>dfuerst@prosourceclavasvegas.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Kleif Carroll / ethosthree Architecture</u></p> <p>ADDRESS: <u>8985 S. Eastern Ave., Suite 220</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u></p> <p>TELEPHONE: <u>(702) 456-1070</u> CELL: <u>N/A</u></p> <p>E-MAIL: <u>buildingpermit@ethosthree.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 17801102001

PROPERTY ADDRESS and/or CROSS STREETS: Sunset and Jones

PROJECT DESCRIPTION: 32,000 square ft. warehouse building with office and showroom space.

(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.

DI
Property Owner (Signature)*

DAVID FUERST
Property Owner (Print)

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____
NOTARY PUBLIC

See Attached
Notary Public Notarization

*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

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)

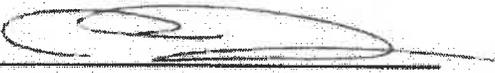
COUNTY OF Orange)

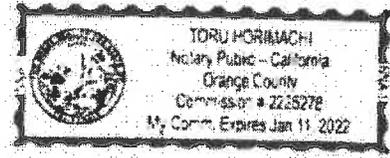
Subscribed and sworn to (or affirmed) before me on this 9th day of July, 2021
Date Month Year

by David Fuerst,

Name of Signer

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

Signature: 
Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Land Use Application

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____



July 8, 2021

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

RE: **Warehouse Building
Design Review**
APN #: 17601102001

Dear Planning Staff,

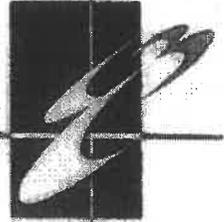
Design Review:

A new (+/-) 32,000 SF warehouse building is proposed on parcel 17601102001. Site access will be from two curb cuts off Sunset Road. This project meets the required parking for this use and meets the design criteria of the CMA overlay in which it is located. Varying building and parking lot setbacks enhance visual interest. All overhead doors and loading are located to rear of the site. The colors of the building are subdued and reflect the surround site context. Variations in the parapet height and treatment serve to break up the massing and add interest to the building. This site is a prime location for a warehouse building such as this. 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.

This project will be used to warehouse carpet and other floor finish materials. A showroom area is provided so that potential buyers can come in and examine the different types and colors of the floor finish materials. This area will essentially be an extension of the warehouse but designated as a showroom so that the public can safely view the products stored at this facility without interfering with the day-to-day operations of a functioning warehouse.

The site currently slopes from west to east and from north to south away from Sunset Road. The historical flows drain southerly in the existing eastern drive aisle to Vegas Valley Drive. The flow depth in Sunset Road is 1.2 ft. In order to meet the flow depth criterion of setting the building 18" above the adjacent top of curb/centerline, it is necessary to raise the grade of the site 4.1-foot maximum.

We respectfully request a Design Review for Excess Fill in order to raise the elevation of site in excess of 18-inches.



Waiver of Development Standards

Request to reduce the throat depth of the drive isles to 18' for the western curb cut that will be used primarily for ingress and to 9' for the eastern curb cut used primarily for egress.

Justification: There will not be substantial traffic into the site and the traffic that will be using the two curb cuts will be spread out over the course of the day reducing the possibility of congestion on the street.

We respectfully request your consideration of the proposed warehouse building. This project is in harmony with the surrounding area and meets the intent of the Development Code.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kip Barton', written over a horizontal line.

Kip Barton
Principal

10/06/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

PEBBLE RD/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-21-0409-GRAGSON-CACTUS II INVESTMENTS:

ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone and an M-1 (Light Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; 2) access to a local street; 3) allow overhead doors to be visible from a public street; and 4) driveway geometrics.

DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade.

Generally located on the north side of Pebble Road and the east side of El Camino Road within Enterprise (description on file). JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:
176-14-801-035

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a proposed attached sidewalk with required street landscaping along an arterial street (Pebble Road) where a detached sidewalk is required per Figure 30.64-17.
2. Allow access to a local street being El Camino Road where not permitted per Table 30.56-2.
3. Allow overhead doors to be visible from a public street (Pebble Road).
4. Reduce the required throat depth to 10 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 60% reduction).

DESIGN REVIEWS:

1. Office/warehouse facility.
2. Increase finished grade to 68 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 278% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 2.5
- Project Type: Office/warehouse facility
- Building Height (feet): 35
- Square Feet: 32,068
- Parking Required/Provided: 49/49

Site Plan

The applicant proposes to rezone approximately 2.5 acres from R-R and M-1 zoning to M-D zoning for an office/warehouse facility. The building is oriented towards the center of the site with parking along El Camino Road and Pebble Road. Loading docks are shown facing Pebble Road and are partially screened from view. Access is proposed from El Camino Road and Pebble Road. A trash enclosure is located at the southwest corner of the building, with a second one proposed in the southeast corner of the site.

Landscaping

The landscape plan depicts an intense landscape buffer to the north adjacent to an existing residential development. Landscape areas are also located along El Camino Road and Pebble Road at 15 feet wide. Internal landscaping is shown with landscape islands every 6 parking spaces in the parking lots and along the front exterior of the building.

Elevations

The plans depict a warehouse/office building that will be 35 feet in height, with a flat roofline behind parapet walls, exterior enhancements include glazed windows with architectural enhancements on the exterior of the building. Roll-up doors are shown along the south exterior and are partially screened from the street. The materials described include concrete tilt-up panels, aluminum store front and insulated glass, metal doors and will be painted desert tone colors.

Floor Plans

The plans depict an open floor plan for a proposed warehouse building with loading and receiving areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this project will be an upgrade to the existing neighborhood. Parcels to the east are zoned for M-1 and are used for outside storage. To the north is a residential lot that will be screened by an intense landscape buffer. The building will have storefront entrances and overhead doors for each tenant. The applicant believes this will not have or create additional impacts to the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0894-02	Reclassified the site for a warehouse facility	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residence
East & South	Business and Design/Research Park	M-1	Storage yard/industrial

Related Applications

Application Number	Request
VS-21-0464	A request to vacate and abandon government patent easement is a related item scheduled for the October 19, 2021 Board of County Commissioners meeting.

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 finds that the requested zoning is conforming to the land use designation of Business and Design/Research Park (BDRP) within the Enterprise Land Use Plan. In addition, the parcels to the east have a similar zoning designation for light manufacturing uses and storage yard. This site was previously approved for a similar use (ZC-0894-02) which has expired. The Business and Design/Research Park category applies to areas where commercial, professional, or manufacturing developments are designed to assure minimal impact on surrounding areas. Staff finds that this zone change should have no negative impacts to the surrounding area. Therefore, staff can support the zone change.

Waivers of Development Standards

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

Waiver of Development Standards #1

While staff does not typically support attached sidewalks where detached sidewalks are required, staff can support this request since as most of the adjacent properties have either no sidewalk or attached sidewalks. The site does not meet any exemptions for attached sidewalks; however, the applicant is providing 10 feet of landscaping behind the sidewalk. Therefore, staff can support this request.

Waiver of Development Standards #2

The proposed ingress/egress driveway onto to El Camino Road could negatively impact the existing residential development to the north. In addition, if the driveway entrance along El Camino Road is approved there may be potential for future vehicular conflicts between both commercial and residential traffic on El Camino Road. Therefore, staff finds the request conflicts with Urban Specific Policy 66 which states commercial development should provide access points on arterial and collectors and not on local neighborhood streets and cannot support this request.

Waiver of Development Standards #3

Staff has no objection to this request, the only location where the overhead doors are visible is at the driveway on Pebble Road which is only 40 feet wide. Staff finds this to not be a significant impact on surrounding properties and can support the request.

Design Review #1

Urban Specific Policies within the Comprehensive Master Plan encourage site designs to be compatible with adjacent land uses, especially when the adjacent land use is a lower intensity. Thoughtful site designs considering the existing conditions of the site and the surrounding area to minimize any negative impacts to the area help to make this project comply with the Comprehensive Master Plan. The applicant is proposing an intense landscape area to help shield the residence to the north and additional landscaping along Pebble Road and along El Camino Road. The design is compatible with the adjacent commercial development that is zoned M-1, industrial uses. Site access and circulation are not negatively impacted by the proposed design and location of the warehouse on the parcel. The site layout and architectural design of the office/warehouse building comply with the standards of approval for a design review. However, since Public Works staff cannot support the waiver for reduced throat depth and planning staff is not supporting the access to a residential street, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the reduction in the throat depths for both the El Camino Road and Pebble Road commercial driveways. Vehicles trying to enter the site may face immediate conflicts with those trying to access stalls, loading docks and trash enclosures, causing potential collisions due to vehicles stacking in the right-of-way.

Design Review #2

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

Staff Recommendation

Approval of the zone change, waivers of development standards #1 and #3, and design review #2; denial of waivers of development standards #2 and #4, and design review #1.

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;
- Driveway on El Camino Road to be used for passenger cars only;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for El Camino Road, 40 feet Pebble 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.

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 #0214-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VISIONARY 2, LLC

CONTACT: LARRY MONKARSH, 7115 BERMUDA ROAD, LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION

4A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NIZ) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Gragson-Cactus II Investments</u> ADDRESS: <u>8311 W. Sunset Rd #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>Robert@gktgroup.com</u>
	APPLICANT NAME: <u>Visionary 2, LLC</u> ADDRESS: <u>7115 Bermuda Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-262-6032</u> CELL: _____ E-MAIL: <u>Larry@LMConstructionco.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Larry Monkarsh</u> ADDRESS: <u>7115 Bermuda Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-262-6032</u> CELL: _____ E-MAIL: <u>Larry@LMConstructionco.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-14-801-035

PROPERTY ADDRESS and/or CROSS STREETS: Pebble & El Camino

PROJECT DESCRIPTION: Proposed 29,550 sq ft tilt up concrete warehouse

(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.

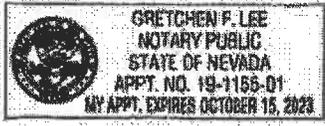
Robert M. Torres
Property Owner (Signature)*

ROBERT M. TORRES
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 12/15/2021 (DATE)

By Robert M. Torres
NOTARY PUBLIC: Gretchen F. Lee



*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.



5076 CAMERON SUITE H • LAS VEGAS, NV 89118 • (702) 262-6032 • FAX: (702) 262-6150
WWW.LMCONSTRUCTIONCO.COM

Justification Letter

July 26, 2021

Clark County Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89106

**Subject: Zone Change, Design Review and Waiver of Development Standards
Located Northeast Corner of El Camino Road and W. Pebble Road
APN: 176-14-801-035**

To whom it may concern:

APN; 176-14-801-035 is located on the northeast corner of El Camino Road and Pebble Road. and is currently a vacant, undeveloped parcel. LMCC is proposing to construct a +/- 32,068 sq/ft office/warehouse, two tenant, concrete-tilt-up building. The building height will be approximately 35'-0" and will not exceed 35'-0" above the finished floor with an interior clear height of 26'-0". The building will have two (2) storefront entrances and two (2) grade level overhead doors, one for each tenant space. There will also be two (2) dock high doors per tenant or a total of four (4) dock high doors. Currently there is water and sewer in Pebble Road.

The current zoning classification for this APN is Rural Estates Residential (R-E) and it has a 'Planned Landuse' BDRP – Business and Design/ Research Park. LMCC is proposing a conforming zone change from RE to MD, designed manufacturing. The MD zoning district is included in the BDRP category per the Enterprise Land Use Plan 2014.

With the overall building wall heights not exceeding 35' the rear setback is able to be reduced per Figure 30.56-10 – thus reducing the setback to 20' as shown, is allowed with an intense landscape buffer, which we intend to install.

The following Waivers of Development Standards are being requested:

1. Throat depth of both driveways from the required 25' to 10'. As a property with only four (4) docks and adequate parking, we do not believe the standard is necessary on this project in relation to "stacking" issues.
2. Public Hearing Design Review: Site requires fill (see cross sections) to handle existing storm water flows in Pebble and to obtain a 4' dock condition. The 5'



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WWW.LMCONSTRUCTIONCO.COM

of fill is required to lift the entire building above these flows and still allow for proper drainage away from the new structure.

3. To allow attached sidewalks
4. Allow access to a residential street

LMCC does not believe the proposed development creates additional stress on the community and will enable others who wish to develop their M-1 parcels an example by which to design and build light industrial projects in this area.

The parcels east of El Camino Road is currently a series of vacant properties: many zoned M-1 or R-E with the BDRP land use. On the north side of the subject property is a single-family residence and that property has direct access to a storage yard to the east that is zoned M-1. The property directly to the east is zoned M-1 and is also being used as a storage yard. The three properties directly across Pebble to the south, are zoned M-1 and are being used for storage and parking.

This project will provide the required amount of parking stalls and be designed and constructed in accordance with Title 30 requirements. We feel this use is very compatible and in fact will be an upgrade to the neighborhood from the existing M-1 storage yards. We hereby request the conforming Zone Change; the Design Review and Waivers of Development Standards be approved.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Monkarsh". The signature is fluid and cursive, with a long horizontal stroke at the end.

Larry Monkarsh
L M construction Co., LLC

10/19/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT PYLE AVE/RANCHO DESTINO RD
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0458-TADANO WAKIMOTO TRUST & TADANO GARY TRS:

ZONE CHANGE to reclassify 7.3 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (streetlights) along a public street.

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

Generally located on the north side of Pyle Avenue and the east side of Rancho Destino Road within Enterprise (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-28-204-001; 177-28-204-011 through 177-28-204-013

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (streetlights) along Rancho Destino Road where required per Section 30.52.050.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 72 inches (6 feet) where 18 inches is the standard per Section 30.32.030 (a 300% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 10050 & 10070 Rancho Destino Road
- Site Acreage: 7.3
- Number of Lots: 24
- Density (du/ac): 3.3
- Minimum/Maximum Lot Size (square feet): 7,003/12,209
- Project Type: Single family residential development

- Number of Stories: 1
- Building Height (feet): Up to 23
- Square Feet: 2,390/2,770

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on June 3, 2021, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 16 attendees present at the virtual (Zoom) meeting for this item. The attendees had concerns about the design, density, and traffic of the project. A follow-up meeting was held on July 7, 2021. The neighbors were presented with a revised site plan addressing some of their concerns.

Site Plans

The plans depict a proposed single family residential development that is bounded by Rancho Destino Road on the west, Pyle Avenue on the south, and Gillespie Street on the east and consists of 24 lots on 7.3 acres for a density of 3.3 dwelling units per acre. The lots range in size from a minimum of 7,003 square feet to a maximum of 12,209 square feet. The development will have 2 cul-de-sacs off Pyle Avenue to the south. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on one side of the street. The development will have full off-site improvements along all public streets with the exception of Rancho Destino Road where no streetlights are proposed.

Landscaping

The plans depict a 15 foot wide landscape area with detached sidewalk along Gillespie Street and Pyle Avenue. A 6 foot wide landscape area with attached sidewalk is depicted along Rancho Destino Road.

Elevations

The plans depict 4 conceptual 1 story models up to 23 feet high. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

Floor Plans

The models range in size from 2,390 square feet to 2,770 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms.

Applicant's Justification

The applicant indicates the surrounding areas to the north and south have developed out at over 2 units per acre. The property immediately to the west has been zoned and is under construction for an R-2 development. Therefore, this site has designed with lots larger than those allowed in R-1 and with similar sized lots and home sizes as the adjacent communities, making the requested zone change appropriate and compatible. Additionally, the applicant further indicates this development will provide all 1 story homes.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0840	Reclassified this site to R-1 zoning for a proposed 31 lot single family residential development	Withdrawn by PC	January 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-2	Partially constructed single family subdivision

Related Applications

Application Number	Request
VS-21-0459	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.
TM-21-500136	A tentative map consisting of 24 single family residential lots on 7.3 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

**Current Planning
Zone Change**

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

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

The applicant indicates that there has been changes since the last amendment to the Enterprise Land Use Plan with the approval of an adjacent R-2 zoned subdivision to the west across Rancho Destino Road.

Although there is existing suburban residential development in the area, that development is on the west side of Rancho Destino Road which makes this development fully within the Rural Neighborhood Preservation (RNP) area. As a result, Rancho Destino Road should act as a

border between the more intense uses and the RNP to the east of that street. Therefore, staff finds that there has not been a change in law, policies, trends, or facts that have substantially changed the character or condition of the area east of Rancho Destino Road.

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

The applicant indicates that the proposed development will serve as a buffer from the more intense uses while providing transitional lot sizes between the R-2 zoned lots to the west and R-E zoned lots to the east.

Developments to the north, east, and south are zoned R-E and R-F (RNP-I). However, since the mid 1990's, several projects in the immediate area were approved and developed as R-E planned unit developments (PUD) with densities up to 2.5 dwelling units per acre. Prior to the adoption of the Rural Neighborhood Preservation (RNP) category, developments that exceeded 2 dwelling units per acre but no more than 2.5 dwelling units per acre were considered appropriate in an RNP. The developments directly to the north, east, and south were approved and constructed as PUD's with densities that range from 2.4 to 2.5 dwelling units per acre with minimum net lot sizes of 10,000 square feet. Approval of this project will allow more dense zoning with substantially smaller lot sizes to intrude into an existing RNP area. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. It has always been an adopted and accepted policy that any transitional land use and transitional density occurs on the perimeter, outside of an RNP and not within unless adopted through a major land use update. Several parcels to the west, across Rancho Destino Road, were designed and planned as the transitional land use with the Residential Low (up to 3.5 dwelling units per acre) designation and intended to buffer the denser and more intense land uses anticipated west of Haven Street. Therefore, staff finds the proposed project is not compatible with the density of the existing and planned land uses in the surrounding area or street network.

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

The applicant indicates technical studies will be prepared to address any impacts from the proposed residential development; therefore, public infrastructure facilities will not be adversely impacted.

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development. Sufficient public services may not exist in the immediate area and because the site is in the Public Facilities Needs Assessment (PFNA) area, a standard development agreement will be necessary prior to issuance of any building permits to mitigate any short falls in needed public facilities. Based on information received from the Clark County School District, the elementary school and high school located within the corresponding school zone was over capacity for the 2020-2021 school year. Staff is concerned that the cumulative impact from the

individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situations, especially since this area was not planned to accommodate the number of additional residential units and no new schools are planned in the future.

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

The applicant states this area is no longer technically an RNP, and the development of low-density homes, such as this proposal is appropriate and compatible with the area and the goals of Clark County.

Staff finds that the proposed single family residential development is in an existing Rural Neighborhood Preservation area, and therefore, is not compliant with Land Use Goal 6 to provide for large lot residential with 2 distinct land uses, estate homes and Rural Neighborhood Preservation. Therefore, the request does not conform to the policies in the Comprehensive Master Plan for development in this area and is also in conflict with Urban Specific Policy 8 which discourages nonconforming zone changes.

Summary

Zone Change & Design Review #1

Staff is concerned with the potential incompatibility between this development and existing land uses immediately adjacent to the site. Approval of this project will allow more dense zoning to intrude into an existing Rural Neighborhood Preservation area; therefore, based on the criteria listed above, staff finds the applicant has not satisfied the requirements for a compelling justification to warrant approval of this application and cannot support these requests.

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.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to not install streetlights along Rancho Destino Road since it is a 60 foot wide right-of-way and streetlights are only installed on 1 side of the street. The subdivision that was approved west of Rancho Destino Road was conditioned to provide the infrastructure for the streetlights. However, since Planning is recommending denial of the application in its entirety, staff cannot support this waiver.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff

will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals. However, since Planning is recommending denial of the application in its entirety, staff cannot support this design review.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 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:

- Resolution of Intent to complete in 4 years;
- Only 1 story homes within the development;
- Design review as a public hearing on any significant changes to plans;
- 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;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future, a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- 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 Pyle Avenue and Gilespe Street;
- Full off-site improvements, except no streetlights, on Rancho Destino Road;
- Coordinate with Public Works - Design Division for the Pyle Avenue improvement project;

- Dedicate any right-of-way and easements necessary for the Pyle Avenue improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APNs 177-28-204-001 and 177-28-204-011; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the systems have been properly removed.

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 #0344-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA INC.

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BLVD S, STE 320, LAS VEGAS, NV 89119



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC-21-0458</u> DATE FILED: <u>8/24/21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/29/21</u> PC MEETING DATE: <u>10/19/21</u> R.E to R-1 BCC MEETING DATE: <u>11/17/21</u> RNP NZC 18-0840 FEE: <u>\$3,240.00</u> MN
	PROPERTY OWNER NAME: <u>Tadano Wakimoto Trust</u> ADDRESS: <u>10050 Rancho Destino Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: _____ CELL: <u>702-245-3395</u> E-MAIL: <u>WAKI.KN@GMAIL.COM</u>
	APPLICANT NAME: <u>Richmond American Homes</u> ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702) 240-5605</u> CELL: _____ E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Kimley-Horn</u> ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 623-7233</u> CELL: _____ E-MAIL: <u>cameron.hart@kimley-horn.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-28-204-001

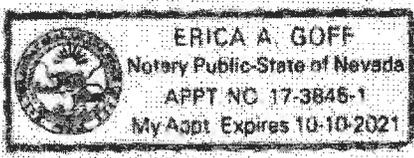
PROPERTY ADDRESS and/or CROSS STREETS: NEC E Pyle Avenue and Rancho Destino Road

PROJECT DESCRIPTION: 7.3 acre project with 25 single-family residential units, zone change to R-1

(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.

Karen Wakimoto, Trustee KAREN WAKIMOTO, TRUSTEE
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 17th 2021 (DATE)
 BY Karen Wakimoto
 NOTARY PUBLIC: Erica A. Goff



*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.

Kimley»Horn

August 18, 2021

NZC-21-0458

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

**RE: Pyle and Rancho Destino
Justification Letter for Land Use Application (Non-Conforming Zone Change, Waiver of
Development Standards and Design Review)
APNs: 177-28-204-001, 177-28-204-011, 177-28-204-012, and 177-28-204-013**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification letter in accordance with the Land Use Application for a Non-Conforming Zone Change, and Design Review. The subject project is a proposed residential subdivision located at the NEC of Pyle Avenue and Rancho Destino Road (APNs: 177-28-204-001, 177-28-204-011, 177-28-204-012, and 177-28-204-013).

Project Description:

The approximate 7.3 acre site currently contains two existing single family residences with accessory buildings that will be demolished at time of construction, land zoned as Rural Estates Residential (R-E). The site falls within the Enterprise Land Use Plan Area, Community District 2. The site is bound by properties with existing zoning as follows:

- North: Rural Estates Residential (R-E)
- East: Rural Estates Residential (R-E)
- South: Rural Estates Residential (R-E)
- West: Medium Density Residential (R-2)

In addition to the properties, the site is bound by Pyle Avenue to the south, Gillespie Street to the east and Rancho Destino Road to the west.

The proposed project includes a non-conforming zone change from Rural Estates Residential (R-E) to Single Family Residential District (R-1), which offers an appropriate transition correlating with the surrounding zoning. The proposed project consists of twenty-four (24) single-family residential units with a minimum lot square footage of 6,730 square feet. The majority of proposed lots measure a minimum of 60-feet by 119-feet. The resulting density for the subdivision is 3.4± du/ac. Access to the proposed development will be provided by two (2) proposed entries off Pyle Avenue.

The proposed architecture for the project includes 4 one-story plans that range in size from 2,390 square feet to 2,770 square feet. Each home will have 2-3 car garage, 3-5 bedrooms, and a 20' driveway. The proposed floor plans and elevations are included in the submittal package.

Perimeter landscaping and typical setbacks for a R-1 zoned development will be maintained per Title 30 development standards. The proposed project will provide a minimum of 6 feet of landscape buffer with one (1) tree planted every 30' adjacent to the existing, rural residential uses along the shared northern and eastern property lines. The project will also provide 10' of landscaping separated by a 5' detached sidewalk along the Pyle Avenue and Gillespie Street frontages. Six (6) feet of landscaping will

be provided behind the attached sidewalk along the Rancho Destino frontage. The proposed landscaping design will be consistent with the surrounding area and will conform with jurisdictional standards. All landscaping will comply with the approved Southern Nevada Regional Plant List.

Site improvements will comply with Clark County Title 30 Development Code and include paving, landscaping, curb, gutter, sidewalk, underground utilities, accessibility, and positive drainage. Half street improvements, including sidewalk, are anticipated along the Pyie Avenue, Gilespe Street and Rancho Destino Road frontages adjacent to the development.

A Waiver of Standards is being requested to exclude streetlights from being installed on Rancho Destino Road along the property frontage. Rancho Destino Road both north and south of the project site does not feature streetlights, giving the surrounding residential area a rural character. The streetlights are requested to be excluded so the proposed development will blend in well with the existing developments and to appease the neighbors. In place of the streetlights, additional landscaping will be provided along the Rancho Destino Road frontage.

A Design Review is being requested for proposed fill over eighteen (18) inches. This existing site terrain features a natural ridge that traverses the center of the site and the existing onsite grades currently sit above the adjacent streets by approximately 0' to 2'. The highest existing grade, near the midpoint of the south property boundary, is 2250' and the lowest existing grade onsite, at the northern property boundary is 2242'. With the development of the residential community, portions of the site will be filled relative to the adjacent existing grades to protect the site from offsite storm water flows and follow the existing natural drainage patterns. The maximum finished grade onsite is 2252'. A maximum height of six (6) feet of fill is conservatively requested for the Design Review to account for the highest proposed finished floor elevation relative to existing grade onsite. Approximately 12,000 cubic yards of fill material is anticipated for this project.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates



Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Cameron Hart, Kimley-Horn

10/19/21 PC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

PLYE AVE/RANCHO DESTINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0459-TADANO WAKIMOTO TRUST & TADANO GARY TRS:

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Wellspring Avenue (alignment), and between Rancho Destino Road and Gillespie Street and a portion of a right-of-way being Pyle Avenue located between Rancho Destino Road and Gillespie Street and a portion of Gillespie Street located between Pyle Avenue and Wellspring Avenue (alignment) within Enterprise (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-28-204-001; 177-28-204-011 through 177-28-204-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements along the perimeter of the subject parcels, excepting out the dedication of a public right-of-way. Additionally, the plans show the vacation and abandonment of a 5 foot wide portion of Pyle Avenue and Gillespie Street to accommodate a detached sidewalk in conjunction with a residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
NXC-18-0840	Reclassified this site to R-1 zoning for a proposed 31 lot single family residential development	Withdrawn by PC	January 2019

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Residential Suburban (up to 8 du/ac)	R-2	Partially constructed single family subdivision

Related Applications

Application Number	Request
NZC-21-0458	A non conforming zone change to reclassify this site to R-1 zoning for a single family residential subdivision is a companion item on this agenda.
TM-21-500136	A tentative map consisting of 24 single family residential lots on 7.3 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development and portions of right-of-way on Pyle Avenue and Gillespie Street to accommodate detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 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 the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA INC.

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BLVD S, STE 320, LAS VEGAS, NV 89119

DRAFT



VACATION APPLICATION

6A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0459</u>	DATE FILED: <u>8/24/21</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>9/29/21</u>
<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 #):		TAB/CAC: <u>Enterprise</u>	R-1
		PC MEETING DATE: <u>10/19/21</u>	RNF
		BCC MEETING DATE: <u>11/17/21</u>	NZC 18 .0840
		FEE: <u>\$875.00</u>	MN

PROPERTY OWNER	NAME: <u>Tadano Wakimoto Trust</u>
	ADDRESS: <u>10050 Rancho Destino Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u>
	TELEPHONE: _____ CELL: <u>(702) 245-3395</u>
	E-MAIL: <u>WAKI.KN@GMAIL.COM</u>

APPLICANT	NAME: <u>Richmond American Homes</u>
	ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>(702) 240-5605</u> CELL: _____
	E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kimley-Horn</u>
	ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 623-7233</u> CELL: _____
	E-MAIL: <u>cameron.hart@kimley-horn.com</u> REF CONTACT ID #: _____

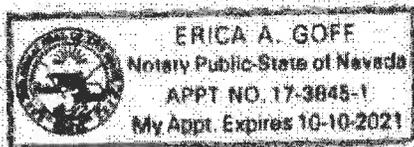
ASSESSOR'S PARCEL NUMBER(S): 177-28-204-001

PROPERTY ADDRESS and/or CROSS STREETS: NEC Pyle Avenue and Rancho Destino Road

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

Karen Wakimoto Trustee
 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON April 17th, 2021 (DATE)
 by Karen Wakimoto
 NOTARY PUBLIC: Erica A. Goff

Karen Wakimoto Trustee
 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.



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: _____ DATE FILED: _____
		PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____

PROPERTY OWNER	NAME: <u>Mediterranean Overseas Investment Company LLC</u>
	ADDRESS: <u>10070 Rancho Destino Rd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u>
	TELEPHONE: <u>(702) 896-5506</u> CELL: <u>(702) 278-4267</u>
	E-MAIL: <u>RUFFDIA@GMAIL.COM</u>

APPLICANT	NAME: <u>Richmond American Homes</u>
	ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>(702) 240-5605</u> CELL: _____
	E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kimley-Horn</u>
	ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 623-7233</u> CELL: _____
	E-MAIL: <u>cameron.hart@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-28-204-011, 177-28-204-012, and 177-28-204-013

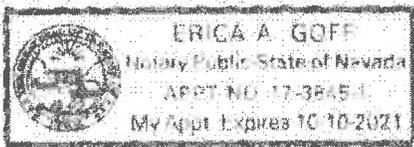
PROPERTY ADDRESS and/or CROSS STREETS: NEC Pyle Avenue and Rancho Destino Road

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

Paul E. Lorenzo
Property Owner (Signature)*

PAUL E. LORENZO
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON April 7th 2021 (DATE)
By Paul E. Lorenzo
NOTARY PUBLIC: Erica A. Goff
ERICA A. GOFF



*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.

Kimley»Horn

July 12, 2021

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

**RE: Pyle and Rancho Destino
Justification Letter for Existing Patent Easements and Right-of-Way Vacations
APN: 177-28-204-001, 177-28-204-011, 177-28-204-012, and 177-28-204-013**

To Whom it May Concern:

On behalf of the applicant, Richmond American Homes of Nevada, we hereby respectfully submit the attached application to file a Vacation for existing patent easements, and vacate the existing Right-of-Way traversing the subject site at the NEC of Pyle Avenue and Rancho Destino Road, (APNs: 177-28-204-001, 177-28-204-011, 177-28-204-012, and 177-28-204-013).

The following patent easements were previously created for future roadway and utilities. The proposed site plan will include two (2) private streets that will dedicate private Right-of-Way for the roadway and utilities. The Patent easements to be vacated are described below:

- A portion of that certain patent easement granted by Patent Number 1176077 and recorded July 14, 1958 in Book 00166, as Instrument NO. 135761, Official Records, Clark County, lying within Government Lot 53 of Section 28, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.
- A portion of that certain patent easement granted by Patent Number 1180710 and recorded April 10, 1958 in Book 00157, as Instrument NO. 128539, Official Records, Clark County, lying within Government Lot 67 of Section 28, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.
- A portion of that certain patent easement granted by Patent Number 1157527 and recorded August 20, 1964 in Book 00564, as Instrument NO. 453616, Official Records, Clark County, lying within Government Lot 68 of Section 28, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.

The following Public Right-of Ways were for 40'-width collector roads along Pyle Avenue and Gilespie Street. To provide a detached sidewalk and match the surrounding area, 5' of Public Right-of-Way will be required to be vacated. The Right-of-Way to be vacated are described below:

- A portion of the lands described in that Grant, Bargain Sale Deed to Clark County recorded January 8, 1976 in Book 00584, as Instrument Number 543861, lying within Government Lot 67 of Section 28, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.
- A portion of the lands described in that Grant, Bargain Sale Deed to Clark County recorded January 8, 1976 in Book 00863, as Instrument Number 822221, lying within Government Lot 68 of Section 28, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.

The Vacation application and corresponding documents are included with this submittal for your review. Thank you for your consideration, we look forward to working with the Planning Department for a favorable recommendation for this project. Please contact me at (702) 623-7233 or eric.hopkins@kimley-horn.com should you have any questions or concerns.

Sincerely,



Eric Hopkins
cc: Angela Pinley, Richmond American Homes of Nevada

kimley-horn.com

6671 Las Vegas Boulevard South, Suite 320, Las Vegas, NV 89119

702.862.3600

10/19/21 PC AGENDA SHEET

PYLE & RANCHO DESTINO
(TITLE 30)

PYLE AVE/RANCHO DESTINO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500136-TADANO WAKIMOTO TRUST & TADANO GARY TRS:

TENTATIVE MAP consisting of 24 single family residential lots and common lots on 7.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Pyle Avenue and the east side of Rancho Destino Road within Enterprise. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-28-204-001; 177-28-204-011 through 177-28-204-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 10050 & 10070 Rancho Destino Road
- Site Acreage: 7.3
- Number of Lots: 24
- Density (du/acy): 3.3
- Minimum/Maximum Lot Size (square feet): 7,003/12,209
- Project Type: Single family residential

The plans depict a single family residential development totaling 24 single family lots and 3 common area lots on 7.3 acres. The density of the overall development is shown at 3.3 dwelling units per acre. The lots range in size from a minimum of 7,003 square feet to a maximum of 12,209 square feet. The development will have 2 cul-de-sacs off Pyle Avenue to the south. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0840	Reclassified this site to R-1 zoning for a proposed 31 lot single family residential development	Withdrawn by PC	January 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-2	Partially constructed single family subdivision

Related Applications

Application Number	Request
NZC-21-0458	A nonconforming zone change to reclassify this site to R-1 zoning for a single family residential subdivision is a companion item on this agenda.
VS-21-0459	A vacation and abandonment of patent easements and rights-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, since staff is not supporting the nonconforming zone change and design review, staff cannot support the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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 on Pyle Avenue and Gilespe Street;
- Full off-site improvements, except no streetlights, on Rancho Destino Road;
- Coordinate with Public Works - Design Division for the Pyle Avenue improvement project;
- Dedicate any right-of-way and easements necessary on the Pyle Avenue improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- Street A shall have an approved street name with the suffix of Court;
- Street B is an extension of Elizabeth Ann Lane and shall assume the same name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0344-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA INC.

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BLVD S, STE 320, LAS VEGAS, NV 89119



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM. 21-500136</u>	DATE FILED: <u>8/24/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u>	TABCAC DATE: <u>9/29/21</u>
		TABCAC: <u>Enterprise</u>	PC MEETING DATE: <u>10/19/21</u>
		BCC MEETING DATE: <u>11/17/21</u>	FEE: <u>\$750.00</u>

R-1
RNP
MN
N2C 18-0840

PROPERTY OWNER	NAME: <u>Tadano Wakimoto Trust</u>
	ADDRESS: <u>10050 Rancho Destino Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u>
	TELEPHONE: _____ CELL: <u>702-245-3395</u>
	E-MAIL: <u>WAKI.KN@GMAIL.COM</u>

APPLICANT	NAME: <u>Richmond American Homes</u>
	ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>(702) 240-5605</u> CELL: _____
	E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kimley-Horn</u>
	ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 623-7233</u> CELL: _____
	E-MAIL: <u>cameron.hart@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-28-204-001

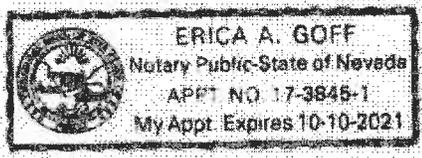
PROPERTY ADDRESS and/or CROSS STREETS: NEC E Pyle Avenue and Rancho Destino Road
 TENTATIVE MAP NAME: Pyle and Rancho Destino

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.

Karen Wakimoto Trustee
 Property Owner (Signature)*

KAREN WAKIMOTO, TRUSTEE
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 17th 2021 (DATE)
 By Karen Wakimoto
 NOTARY PUBLIC: Erica A. Goff



*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.

10/19/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

PEBBLE RD/FORT APACHE DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0462-PEBBLE ROAD TRUST:

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

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

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

Generally located on the south side of Pebble Road, 700 feet west of Fort Apache Road within Enterprise (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

176-19-501-005

WAIVER OF DEVELOPMENT STANDARDS:

Increase combined screen wall/retaining wall height up to 11 feet (5 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (a 23% increase).

DESIGN REVIEWS:

1. Single family residential development.
2. Increased finished grade to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 19
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,345 (gross and net)/4,778 (gross and net)
- Project Type: Single family residential development

- Number of Stories: 2
- Building Height (feet): up to 29
- Square Feet: 1,892 to 2,358

Neighborhood Meeting Summary

This request is for a non conforming zone change to reclassify 2.5 acres from an R-E zoning district to an R-2 zoning district to allow a single family residential development. The applicant conducted a neighborhood meeting on July 6, 2021, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Two people attended the meeting with 1 person in support of the project.

Site Plans

The plans depict a single family residential development consisting of 19 lots on 2.5 acres with a density of 7.6 dwelling units per acre. The minimum and maximum lots sizes are 3,345 and 4,778 square feet, respectively. The primary ingress and egress to the proposed development is via a 42 foot wide, U-shaped network of private streets, A through C, connecting to Pebble Road. Lots 15 through 19 are centrally located within the development and are immediately adjacent to private streets A and C. Lots 15 through 19 are considered "double-frontage lots" and are not prohibited by Code. A 4 foot wide attached sidewalk is located adjacent to lot 15 through lot 19 and connects to a 5 foot wide detached sidewalk located adjacent to Pebble Road. Due to the topography of the site, a combined screen wall/retaining wall height up to a maximum of 11 feet will be located along the perimeter of the project site, adjacent to lot 1 through lot 7 and lot 8 through lot 14. The increased screen wall/retaining wall height requires a waiver of development standards. Furthermore, a design review is requested to increase finished grade beyond 18 inches within the interior of the site. The maximum grade increase of 60 inches will occur between lot 1 through lot 7 located on the western portion of the development.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Pebble Road. Twenty-four inch box trees, in addition to shrubs and groundcover, are proposed within the street landscape area. Twenty-four inch box trees planted in 6 foot by 10 foot wells are located along the rear of Lots 15 through 19, adjacent to a private street.

Elevations

The plans depict 2 story model homes with 4 different elevations with a maximum height of 29 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding and stone veneer. Architectural enhancements are featured on all elevations including window fenestration, faux shutters, and stucco pop-outs.

Floor Plans

The plans depict 2 story model homes with 4 different floor plans ranging between 1,892 to 2,358 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a great room. All models feature 2 car garages.

Applicant's Justification

According to the applicant, due to sewer design constraints and the natural topography of the site (a drop of 16 feet from northwest to southeast), lot 1 through lot 19 will experience increased fill greater than 18 inches from the existing ground at the boundary. Lot 1 through lot 19 will experience increased fill greater than 18 inches (no more than 5 feet) along the southern, western, and eastern boundaries in order to establish finished floors for those lots. To accommodate the fill, increased retaining wall height up to 5 feet will be required. The walls will not have an adverse impact on the surrounding area adjacent to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-20-700089	Redesignated the land use category from CG (Commercial General) to RS (Residential Suburban)	Withdrawn by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South & West	Public Facilities	R-2	Single family residential
East	Commercial General	C-2	Undeveloped

The subject site and the surrounding area are in the Public Facility Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-21-0463	A request to vacate patent easements is a companion item on this agenda.
TM-21-500138	A tentative map for a 19 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 10.

**Analysis
Current Planning
Zone Change**

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

1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area.

or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.

The applicant states multiple properties to the west and south are rezoned R-2, making the request to rezone to a similar residential density compatible. Properties to the north and east have yet to be developed and have either a Commercial General or Public Facility Land Use. It is our belief the proposed development is appropriate and compatible for the majority of adjacent developed areas constructed as single family residential subdivisions.

Immediately to the west and south of the proposed subdivision is an existing single family residential development zoned R-2 with a planned land use of Public Facilities that was approved by the Board of County Commissioners via NZC-20-0108 in May 2020. Farther to the south, approximately 335 feet, is an existing single family residential development zoned R-2 with a planned land use of Residential Medium. Immediately to the east of the project site is an undeveloped 2.5 acre parcel zoned C-2 with a planned land use of Commercial General. Farther to the east across Fort Apache Road, approximately 700 feet, are 2 undeveloped R-E zoned parcels totaling 17.5 acres with a planned land use of Residential Suburban. Immediately to the north of the project site, across Pebble Road, is a 5 acre undeveloped parcel zoned R-E with a planned land use of Public Facilities. The trend in this area is for single family residential development. The proposed zone change to R-2 for single family residential development is consistent and compatible with the existing and approved development in this area and is appropriate for this location.

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

The applicant indicates the proposed single family detached development is planned to be built out at a density of 7.6 units per acre. The existing residential land uses within the surrounding half mile radius of the property are a mix between developed Residential Suburban (north, south, east, and west), Residential Medium (south), Major Development Project (north), Residential Low (west), Commercial General (east), Residential Estates (west) and Schools, Churches, Public Facilities (north). The proposed density and intensity will result in a land use that is consistent with the surrounding residential area.

Immediately to the west and south of the proposed subdivision is an existing single family residential development zoned R-2 with a density of 7.2 dwelling units per acre with a planned land use of Public Facilities. Approximately 335 feet to the south is an existing single family residential development zoned R-2 with a density of 6.2 dwelling units per acre with a planned land use of Residential Suburban. Immediately to the east of the project site is an undeveloped 2.5 acre parcel zoned C-2 with a planned land use of Commercial General. Farther to the east across Fort Apache Road, approximately 700 feet, are 2 undeveloped R-E zoned parcels totaling 17.5 acres with a planned land use of Residential Suburban. Immediately to the north of the project site, across Pebble Road, is a 5 acre undeveloped parcel zoned R-E with a planned land use of Public Facilities. Therefore, staff finds that the density and intensity of the proposed project, a single family residential development with a density of 7.6 dwelling units per acre, is compatible with the existing and planned land uses in the surrounding area.

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

According to the applicant, there will not be a substantial adverse effect on public facilities and services. Technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The school district has indicated this development would generate 3 additional elementary school students, 2 middle school students, and 2 high school students. Forbuss Elementary School would serve this development and is currently 116 students under capacity. Faiss Middle School and Sierra Vista High School are currently 171 and 136 students over capacity, respectively.

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

The applicant states the project will comply with Goal 2 of the Comprehensive Master Plan that encourages "opportunities for a mix of uses such as commercial, office, recreational, entertainment, public facilities, multiple family residential and other activities within close proximity to each other, both vertically and horizontally, which are connected and integrated (nodes)." The proposed nonconforming zone change will provide a mixed use of land. Furthermore, Goal 7 encourages "housing alternatives to meet a range of lifestyle choices, ages, and affordability levels." The proposed zone change will provide more affordable housing alternatives.

This project complies with Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The residential development to the west and south was approved for 7.2 dwelling units per acre. The proposed project is a single family residential development with a density of 7.6 dwelling units per acre, comparable to the previously approved density for the adjacent residential development. Therefore, staff finds the project complies with Urban Specific Policy 4 of the Comprehensive Master Plan to preserve existing residential neighborhoods by encouraging vacant lots within this area to develop at similar densities as the existing area.

Summary Zone Change

Staff finds that there is a trend changing the character and condition of the area which makes this request appropriate. The density and intensity of the proposed project are consistent and compatible with existing and planned developments in this area. There has been no indication that the proposed project will have an adverse impact on public services or facilities in the area. Staff finds the applicant has provided a sufficient compelling justification for this nonconforming zone boundary amendment request; therefore, staff recommends approval.

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.

Staff finds the topography of the project site warrants an increase to the retaining wall height proposed for the development. A similar perimeter wall height of 12 feet was approved for the existing single family residential development along the west and south property lines of the project site. The greatest increase to the combined screen wall/retaining wall height ranges between 6 feet to 11 feet, occurring along the west boundary of the project site adjacent to the single family residential development. The increased wall height along the east, west, and south boundaries of the development should have minimal impact on the surrounding land uses. Therefore, staff recommends approval.

Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential development within the area. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 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

- Resolution of Intent to complete in 4 years;
- 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;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road.
- 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; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0284-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ANDREW ACUNA

**CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

8A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

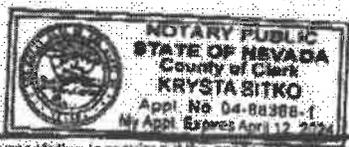
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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 (AR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>1121-21-0762</u> DATE FILED: <u>8/24/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>9/29/21</u> PC MEETING DATE: <u>10/19/21 @ 7:00 P.M.</u> @ <u>6:00 P.M.</u> BCC MEETING DATE: <u>11/12/21 @ 9:00 A.M.</u> FEE: <u>\$3,175.00</u>
	PROPERTY OWNER NAME: <u>Pebble Road Trust</u> ADDRESS: <u>900 S Las Vegas Blvd, Ste 810</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Summit Homes of Nevada</u> ADDRESS: <u>3425 Cliff Shadows Parkway #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-385-8588</u> CELL: <u>N/A</u> E-MAIL: <u>AndrewA@summithomesnv.com</u> REF CONTACT ID #: <u>170585</u>
	CONSULTING ENGINEER NAME: <u>Taney Engineering, Attn: Janna Felipe</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>janna@taneycorp.com</u> REF CONTACT ID #: <u>132585</u>

ASSESSOR'S PARCEL NUMBER(S): 176-19-501-005
 PROPERTY ADDRESS and/or CROSS STREETS: Pebble & Fort Apache
 PROJECT DESCRIPTION: 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, in order to prepare 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): Eddie Hedder

STATE OF NV
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON JUNE 23, 2021 (DATE)
 BY Eddie Hedder
 NOTARY PUBLIC: _____



*NOTE: Corporate declaration of authority (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

July 13, 2021

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

Re: **Pebble & Fort Apache (NZC/DRWS/TMVS)**
Project Description and Compelling Justification Letter
APN: 176-19-501-005

NZC-21-0462

**PLANNER
COPY**

Dear Planning Dept.:

On behalf of our client, Summit Homes of Nevada, LLC, Taney Engineering is respectfully submitting a project description letter with compelling justification for a non-conforming zone change, design review, tentative map, waiver of development standards and a vacation for a proposed residential subdivision.

Project Description:

The project consists of a 2.5-acre, 19 lot residential subdivision with 7.6 lots per acre located on W. Pebble Rd west of S. Fort Apache Rd. Currently the site is zoned R-E – Rural Estates Residential. The underlying Land Use is CG – Commercial General. We are requesting this site to be zoned R-2 – Medium Density Residential. The project site is bound by properties with planned land use and zoning as follows:

- West: R-2 – Medium Density Residential. (PF Land use)
- South: R-2 – Medium Density Residential. (PF Land use)
- East: C-2 General Commercial (CG Land use)
- North: R-E – Rural Estates Residential (PF Land use)

The subdivision will have access to the site from the Pebble Rd right-of-way. All lots will front internally. There will be 2-car garages provided for each unit for a total of 38 parking spaces. Perimeter landscaping is being provided along Pebble Rd in conformance w/ Title 30 Standards.

The houses will range in size from approximately 1,908 square feet to 2,358 square feet and will consist of two-story homes (height of two-story homes will not exceed 35-ft) with two car garages.

Design Review

We would like to apply for a design review for the excess fill at our edge conditions along the southern, western and eastern boundaries. Due to sewer design constraints and the natural topography of the site (a drop of 16' from north west to south east), lots 1 through 19 will experience increased fill greater than 18" from the existing ground at the boundary. The maximum fill for the perimeter wall will be 5'.

Waiver of Standards – Wall Height

On behalf of our client, we would like to request waiver of standards for the need of retaining walls up to 5 feet of retaining with a 6-foot screen wall on top of the retaining for a total wall height not to exceed 11 feet. As mentioned under the Design Review, due to sewer design constraints and the natural topography of the site, lots 1 through 19 will experience increased fill greater than 18" (no more than 5') along the southern, western and eastern boundary in order to establish finished floors for those lots. To accommodate the fill, increased retaining wall up to 5 feet will be required. The walls will not have an adverse impact on the surrounding area adjacent to the site.

Compelling Justification "Compelling Justification" means the satisfaction of the following criteria for proposed nonconforming zone boundary amendments:

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

Multiple properties to the west and south are rezoned R2, making the request to rezone to a similar residential density compatible. Properties to the north and east have yet to be developed and have either a Commercial General or Public Facility Landuse. It is our belief the proposed development is appropriate and compatible for the majority of adjacent developed areas constructed as single-family residential subdivisions.

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

The proposed single family detached development is planned to be built out at a density 7.6 units per acre. The existing residential land uses within the surrounding half mile radius of the property are a mix between developed Residential Suburban (north, south, east and west), Residential Medium (south), Major Development Project (north), Residential Low (west), Commercial General (east), Residential Estates (west) and Schools, Churches, Public Facilities (north). The proposed density and intensity will result in a land use that is consistent with the surrounding residential area.

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

There will not be a substantial adverse effect on public facilities and services. Technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process.

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

The applicable Land Use Goals are as follows:

Goal 2 - "Provide opportunities for a mix of uses such as commercial, office, recreational, entertainment, public facilities, multiple family residential and other activities within close proximity to each other, both vertically and horizontally, which are connected and integrated (nodes)." The proposed change to the land use plan will provide a mixed use of land.

Goal 7 - "Provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The proposed change to the land use plan will provide more affordable housing alternatives.

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,



Brian Myers, P.E.
Project Manager

**PLANNER
COPY**

10/19/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

PEBBLE RD/FORT APACHE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0463-PEBBLE ROAD TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue, and between Fort Apache Road and Park Street within Enterprise (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:
176-19-501-005

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the east, west, and south portions of the project site. The plans also depict the vacation of a 3 foot wide portion of a patent easement located along the north portion of the site, adjacent to Pebble Road. The patent easements are no longer needed for utility or roadway purposes and must be vacated to develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-20-700089	Redesignated the land use category from CG (Commercial General) to RS (Residential Suburban)	Withdrawn by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South & West	Public Facilities	R-2	Single family residential
East	Commercial General	C-2	Undeveloped

Related Applications

Application Number	Request
NZC-21-0462	A nonconforming zone change to reclassify 2.5 acres from an R-1 zone to an R-2 zone for a proposed single family residential development is a companion item on this agenda.
TM-21-500138	A tentative map for a 19 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements 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 17, 2021 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 the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road;
- 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANDREW ACUNA

**CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118**

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

9A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)</p> <p><input type="checkbox"/> EASEMENT(S)</p> <p><input type="checkbox"/> RIGHT(S)-OF-WAY</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">DEPARTMENT USE</p>	<p>APP. NUMBER: <u>VS-21-046</u> ⁴⁶³</p> <p>PLANNER ASSIGNED: <u>MHO</u></p> <p>TAB/CAC: <u>ENTERPRISE</u></p> <p>PG MEETING DATE: <u>10/19/21 7:00 P.M.</u></p> <p>BCC MEETING DATE: <u>11/17/21 @ 9:00 A.M.</u></p> <p>FEE: <u>\$875.00</u></p> <p>DATE FILED: <u>8/24/21</u></p> <p>TAB/CAC DATE: <u>9/29/21</u> <u>@ 6:00 P.M.</u></p>
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PROPERTY OWNER	<p>NAME: <u>Pebble Road Trust</u></p> <p>ADDRESS: <u>900 S. Las Vegas Blvd, Ste 810</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
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APPLICANT	<p>NAME: <u>Summit Homes of Nevada</u></p> <p>ADDRESS: <u>3425 Cliff Shadows Parkway #110</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u></p> <p>TELEPHONE: <u>702.365.8588</u> CELL: _____</p> <p>E-MAIL: <u>AndrewA@summithomesnv.com</u> REF CONTACT ID #: <u>170565</u></p>
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CONSULTANT	<p>NAME: <u>Taney Engineering, Attn: Janna Felipe</u></p> <p>ADDRESS: <u>6030 S Jones Blvd</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-362-8844</u> CELL: _____</p> <p>E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u></p>
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ASSESSOR'S PARCEL NUMBER(S): 176-19-501-005

PROPERTY ADDRESS and/or CROSS STREETS: Pebble & Fort Apache

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 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.

Property Owner (Signature): [Signature]

STATE OF NEVADA
COUNTY OF Come

SUBSCRIBED AND SWORN BEFORE ME ON June 23 2021 (DATE)
By Eddie Haddad

NOTARY PUBLIC: [Signature]

Eddie Haddad
Property Owner (Print)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KRISTA SITKO
Appl. No. 04-80388-1
My Appl. Expires April 12, 2024

*NOTE: Corporate declaration of signature (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

June 29, 2021

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

VS-21-0463

**Re: Pebble & Fort Apache
Vacation Justification Letter
APN: 176-19-501-005**

Dear Planning Dept.:

On behalf of our client, Summit Homes of Nevada LLC, Taney Engineering is respectfully submitting a project description letter for a Patent Easement Vacation.

Patent Easement Vacation:

Purpose is to vacate a portion of a patent easement, patent number 1186042, recorded October 3, 1958 in Book 174 Instrument number 141781, Clark County, Nevada, official records.

If you have any questions or require any additional information please call 702-362-8844.

Respectfully,
TANEY ENGINEERING

Janna Felipe
Project Coordinator

**PLANNER
COPY**

10/19/21 PC AGENDA SHEET

PEBBLE & FORT APACHE
(TITLE 30)

PEBBLE RD/FORT APACHE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500138-PEBBLE ROAD TRUST:

TENTATIVE MAP consisting of 19 residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Pebble Road, 700 feet west of Fort Apache Road within Enterprise. JI/md/jd (For possible action)

RELATED INFORMATION:

APN:
176-19-501-005

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 19
- Density (du/acy): 7.6
- Minimum/Maximum Lot Size (square feet): 3,345 (gross and net)/4,778 (gross and net)
- Project Type: Single family residential development

Site Plans

The plans depict a single family residential development consisting of 19 lots on 2.5 acres with a density of 7.6 dwelling units per acre. The minimum and maximum lots sizes are 3,345 and 4,778 square feet, respectively. The primary ingress and egress to the proposed development is via a 42 foot wide, U-shaped network of private streets, A through C, connecting to Pebble Road. Lot 15 through lot 19 are centrally located within the development and are immediately adjacent to private streets A and C. Lot 15 through lot 19 are considered "double-frontage lots" and are not prohibited by Code. A 4 foot wide attached sidewalk is located adjacent to lot 15 through lot 19 and connects to a 5 foot wide detached sidewalk located adjacent to Pebble Road. A combined screen wall/retaining wall height up to a maximum of 11 feet will be located along the perimeter of the project site, adjacent to lot 1 through lot 7 and lot 8 through lot 14.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Pebble Road. Twenty-four inch box trees, in addition to shrubs and groundcover,

are proposed within the street landscape area. Twenty-four inch box trees planted in 6 foot by 10 foot wells are located along the rear of lot 15 through lot 19, adjacent to a private street.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-20-700089	Redesignated the land use category from CG (Commercial General) to RS (Residential Suburban)	Withdrawn by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South & West	Public Facilities	R-2	Single family residential
East	Commercial General	C-2	Undeveloped

Related Applications

Application Number	Request
NZC-21-0462	A nonconforming zone change to reclassify 2.5 acres from an R-E zone to an R-2 zone for a proposed single family residential development is a companion item on this agenda.
VS-21-0463	A request to vacate patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval: This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road.
- 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; and 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.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0284-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: ANDREW ACUNA

**CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118**

TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

10A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-50018</u> DATE FILED: <u>8/29/21</u> PLANNER ASSIGNED: <u>MMD</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>9/29/21</u> PC MEETING DATE: <u>10/19/21 @ 7:00 P.M.</u> @ <u>6:00 P.M.</u> BCC MEETING DATE: <u>11/17/21 @ 9:00 A.M.</u> FEE: <u>\$750.00</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		

PROPERTY OWNER	NAME: <u>Pebble Road Trust</u> ADDRESS: <u>900 S Las Vegas Blvd, Ste 810</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: _____ CELL: <u>N/A</u> E-MAIL: _____
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APPLICANT	NAME: <u>Summit Homes of Nevada</u> ADDRESS: <u>3425 Cliff Shadows Parkway #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-385-8588</u> CELL: <u>N/A</u> E-MAIL: <u>AndrewA@summithomesnv.com</u> REF CONTACT ID #: <u>170585</u>
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CONSULTANT	NAME: <u>Taney Engineering, Attn: Janna Felipe</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>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132585</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-18-501-005

PROPERTY ADDRESS and/or CROSS STREETS: Pebble & Fort Apache

TENTATIVE MAP NAME: Pebble & Fort Apache

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

Property Owner (Signature): _____ STATE OF <u>NV</u> COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>Jan 23, 2021</u> (year) By: <u>Eddie Haddad</u> NOTARY PUBLIC: _____	Property Owner (Print): <u>Eddie Haddad</u> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> NOTARY PUBLIC STATE OF NEVADA County of Clark KRISTA SITKO App# No: 04-89385-1 My Act Expires April 12, 2024 </div>
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*NOTE: Corporate declaration of authority (and equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or professes signature in a representative capacity.

10/19/21 PC AGENDA SHEET

PATIO SETBACK
(TITLE 29)

SARDINIA SANDS DR/VENICE COVE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VC-21-0456-DOPSON, GENESE K. ET AL:

VARIANCE to reduce a proposed patio cover setback in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.

Generally located on the west side of Sardinia Sands Drive, 244 feet south of Venice Cove Avenue within the Southern Highlands Master Planned Community. JJ/jor/Jo (For possible action)

RELATED INFORMATION:

APN:

177-32-318-088

VARIANCE:

Reduce the rear setback of a proposed patio cover to 5 feet where 7 feet is required per ZC-1215-05 (a 28.6 % reduction).

LAND USE PLAN:

ENTERPRISE - MAJOR DEVELOPMENT PROJECT - SOUTHERN HIGHLANDS

BACKGROUND:

Project Description

General Summary

- Site Address: 10961 Sardinia Sands Drive
- Site Acreage: 0.1
- Project Type: Reduced setback for a proposed patio cover
- Proposed Patio Cover Height (feet): 10

Site Plan

The site plan depicts an existing residence with the front of the home facing east toward Sardinia Sands Drive. The existing residence is set back 20 feet from the east property line (adjacent to Sardinia Sands Drive), 5 feet from both the north and south property lines, and 10 feet from the west property line. The applicant is proposing to install a patio cover along the west facing elevation of the existing residence. The proposed patio cover will be installed along the northwest corner of the home and over the existing pop-out area of the residence on the

southwest corner. The applicant is proposing to reduce the rear setback to 5 feet where 10 feet is required.

Landscaping

There is existing landscaping (shrubs and trees) within the front yard and decorative rock along the side yards. Changes to the landscaping is neither required nor a part of this request.

Elevation

The elevation plan depicts a proposed patio cover along the west facing elevation of the residence. The northwest portion of the residence will include a solid patio cover design, and the southern portion of the patio cover will consist of a lattice design. The proposed patio cover will be painted to match the existing residence.

Applicant's Justification

Per the applicant, the existing residence is primarily used as a rental home. The purpose of the proposed patio cover installation is so that tenants can utilize the rear yard despite the yard's size constraint. Similar structures are existing within the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1215-05	Reclassified 18.9 acres from R-4 to R-2 zoning for a single family residential subdivision	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Major Development Project - Southern Highlands (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis

Current Planning

Staff does not typically support reduced setbacks; however, staff finds that due to the size limitation of the applicant's rear yard, reducing the setback to 5 feet does not negatively impact the site. The proposed patio cover is compatible to the existing residence and does not make a visual or physical impact to the surrounding residences. Staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOME IMPRESSIONS, INC.

CONTACT: HOME IMPRESSIONS, 2875 N. BRONCO ST, LAS VEGAS, NV 89108





ADMINISTRATIVE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> MINOR DEVIATION (AV) <input type="checkbox"/> STREET NAMING (SN) <input type="checkbox"/> EXTENSION OF TIME (ADET) (Original Application #) <input type="checkbox"/> ZONING COMPLIANCE (AC) <input type="checkbox"/> AGRICULTURE <input type="checkbox"/> AQUACULTURE <input type="checkbox"/> COMMUNITY GARDEN <input type="checkbox"/> GARDENING/ GREENHOUSE <input type="checkbox"/> LIVESTOCK <input type="checkbox"/> SMALL <input type="checkbox"/> MEDIUM <input type="checkbox"/> LARGE <input type="checkbox"/> AUTOMOBILE REPAIR <input type="checkbox"/> COMMUNITY RESIDENCE <input type="checkbox"/> FAMILY <input type="checkbox"/> TRANSITIONAL <input type="checkbox"/> HOME OCCUPATION <input type="checkbox"/> CLIENTS/CUSTOMERS <input type="checkbox"/> EMPLOYEES See Title 30 for specific requirements for each application type above	DEPARTMENT USE APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ FEE: _____ DECISION DUE DATE: _____
	PROPERTY OWNER NAME: <u>Genese Dopson</u> ADDRESS: <u>10961 Sardinia Sands</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: _____ CELL: <u>415-505-6060</u> E-MAIL: <u>genesedopson@comcast.net</u>
	APPLICANT NAME: <u>Patricia Cox</u> ADDRESS: <u>2875 N. Bronco</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: _____ CELL: <u>702-688-3111</u> E-MAIL: <u>patricia@homeimpressionsinc.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-32-318-088
 PROPERTY ADDRESS and/or CROSS STREETS: Dean Martin/Cactus

Zoning Compliance Community Residence Applications only: (I, We) the undersigned swear and say that (I, We) will comply with:
 NEVADA ADMINISTRATIVE CODE (refer to <http://www.lcn.state.nv.us/nac/> for further information)
 SECTIONS 449.209 THROUGH 449.231 FOR FAMILY COMMUNITY RESIDENCES
 SECTIONS 449.154919 THROUGH 449.154933 FOR TRANSITIONAL COMMUNITY RESIDENCES

(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 is complete and accurate.

Genese K. Dopson 6/16/2021
 Property Owner/Applicant (Signature) Genese K. Dopson 6/16/2021
 Property Owner/Applicant (Print)

STATE OF NEVADA Clark
 COUNTY OF: Clark

SUBSCRIBED AND SWORN BEFORE ME ON: June 16, 2021 (DATE)
 By: Genese K. Dopson

NOTARY PUBLIC: Tomas L. Bergren

Tomas L. Bergren
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 21-6118-01
 My Appt. Expires May 13, 2025

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

Genese Kay Dopson
8421 Painted Walls Street
Las Vegas NV, 89166
415-505-6060
genesedopson@comcast.net

June 18, 2021

To Whom It Concerns at the Department of Comprehensive Planning:

I own outright, mortgage free, the residence at 10961 Sardinia Sands Drive, Las Vegas, Nevada 89141, with my children (Zachary Small and Kristin Chacko). The residence has at all times been a rental since we became owners. The residence is relatively new and located in a very desirable location, close to schools and shopping centers. We have no difficulty keeping long term renters and wish to make our renters more comfortable by installing a patio covering.

I have retained Patricia Cox and her company to install a patio covering. Unfortunately, we have run into issues with code compliance due to the fact that the lot is small. My co-owners and I believe that a patio covering will make our renters -usually long-term renters- more comfortable. The houses on either side of 10961 Sardinia Sands Drive, which sit on equally small lots, have already installed similar patio coverings. My co-owners and I wish to work with you and we seek a waiver that will allow us to install a patio covering.

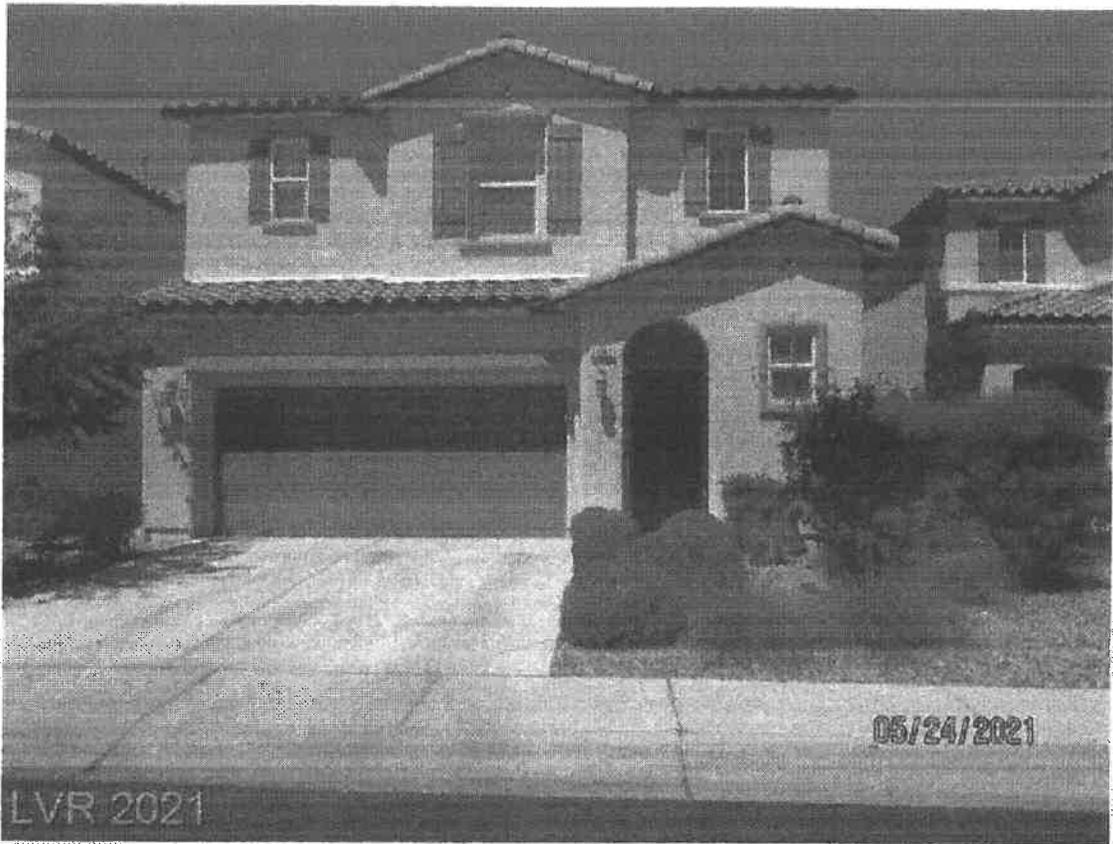
My co-owners and I designate Patricia Cox and her company to speak with you on our behalf in this matter.

Thank you in advance for your consideration.

Best regards,


Genese K. Dopson

cc Zachary Small
Kristin Chacko





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Gense Dopson</u> ADDRESS: <u>10961 Sardinia Sands</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: _____ CELL: <u>415-505-8060</u> E-MAIL: <u>genesedopson@comcast.net</u>
	APPLICANT NAME: <u>Patricia Cox</u> ADDRESS: <u>2875 N. Bronco St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: <u>702-688-3111</u> CELL: <u>702-688-3111</u> E-MAIL: <u>patricia@homeimpressionsinc.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Patricia Cox</u> ADDRESS: <u>2875 N. Bronco St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: <u>702-688-3111</u> CELL: <u>702-688-3111</u> E-MAIL: <u>patricia@homeimpressionsinc.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-32-318-088

PROPERTY ADDRESS and/or CROSS STREETS: Dean Martin/Cactus

PROJECT DESCRIPTION: Alumawood Patio Cover attached to home and footings

(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.

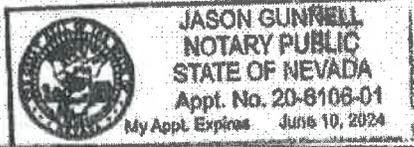
Gense K. Dopson
Property Owner (Signature)

Gense K. Dopson
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 2nd 2021 (DATE)

By Jason Gunnell
NOTARY PUBLIC: Jason Gunnell



*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.

Genese Kay Dopson
8421 Painted Walls Street
Las Vegas NV, 89166
415-505-6060
genesedopson@comcast.net

June 30, 2021

To Whom It Concerns at the Department of Comprehensive Planning:

I own outright, mortgage free, the residence at 10961 Sardinia Sands Drive, Las Vegas, Nevada 89141, with my children (Zachary Small and Kristin Chacko). The residence has at all times been a rental since we became owners. The residence is relatively new and located in a very desirable location, close to schools and shopping centers. We have no difficulty keeping long term renters and wish to make our renters more comfortable by installing a patio covering.

I have retained Patricia Cox and her company to install a patio covering. Unfortunately, we have run into issues with code compliance due to the fact that the lot is small. My co-owners and I believe that a patio covering will make our renters --usually long-term renters- more comfortable. The houses on either side of 10961 Sardinia Sands Drive, which sit on equally small lots, have already installed similar patio coverings. My co-owners and I wish to work with you and we seek a waiver that will allow us to install a patio covering.

My co-owners and I designate Patricia Cox and her company to speak with you on our behalf in this matter.

We are requesting this Variance to reduce the rear setback for a proposed patio cover to 5 feet where 10 feet is required.

Thank you in advance for your consideration.

Best regards,


Genese K. Dopson

cc Zachary Small
Kristin Chacko

10/19/21 PC AGENDA SHEET

**EASEMENTS
(TITLE 30)**

RAVEN AVE/SCHIRLLS ST

**PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0415-GENTILE LOUIS P & DIANE:**

VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road, and between Schirlls Street and Hinson Street within Enterprise (description on file). JJ/lm/jd (For possible action)

RELATED INFORMATION:

APN:
177-19-501-011

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 3 foot to 33 foot wide patent easements within the boundary of the parcel. The applicant indicates these easements are no longer necessary for the proposed development or surrounding area as public streets (Raven Avenue and Schirlls Street) will be constructed to provide access to the residence.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-03	Reclassified various parcels to RNP-I overlay	Approved by BCC	October 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Staff can support the requested vacation and abandonment of patent easements that are no longer necessary for access to the property and surrounding area. The applicant has submitted for building permits for a residence (BD21-05886) on the parcel.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Raven Avenue, 30 feet for Schirlls Street, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

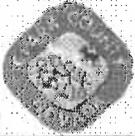
Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GARY D LAKE
CONTACT: GARY LAKE, RESORTS WORLD REPRESENTATIVE, 1039 KEYS DRIVE,
BOULDER CITY, NV 89005

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

12A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0415</u> DATE FILED: <u>8/19/2021</u> PLANNER ASSIGNED: <u>CAW</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>9/29</u> PC MEETING DATE: <u>10/19/2021</u> BCC MEETING DATE: _____ FEE: <u>\$875.00</u>
--	----------------	--

PROPERTY OWNER	NAME: <u>LOUIS P & DIANE GENTILE</u> ADDRESS: <u>9170 VALERIE ELAINE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89139</u> TELEPHONE: <u>702.296.7422</u> CELL: _____ E-MAIL: <u>lou@titanlv.com</u>
----------------	--

APPLICANT	NAME: <u>LOUIS P & DIANE GENTILE</u> ADDRESS: <u>9170 VALERIE ELAINE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89139</u> TELEPHONE: <u>702.296.7422</u> CELL: _____ E-MAIL: <u>lou@titanlv.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Gary Lake</u> ADDRESS: <u>1039 Keys Dr.</u> CITY: <u>Boulder City</u> STATE: <u>NV.</u> ZIP: <u>89005</u> TELEPHONE: <u>702.271.2255</u> CELL: _____ E-MAIL: <u>gdlake1@aol.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 177-19-501-011

PROPERTY ADDRESS and/or CROSS STREETS: 4230 RAVEN AVE

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

[Handwritten Signature]

 Property Owner (Signature)

LOUIS P GENTILE

 Property Owner (Print)

STATES OF NEVADA Clark
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON 7th May 2021 (DATE)
 By Heather Lynn Davies
 NOTARY PUBLIC Heather Lynn Davies



*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.

DEVELOPERS CONSULTANTS, LLC

May 7, 2021

**PLANNER
COPY**

VS-21-0415

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89155-1744

Re: Justification Letter for Vacating 33' Patent Easement on Parcel 177-19-501-011 @ 4230 Raven Ave.
Las Vegas, Nv.

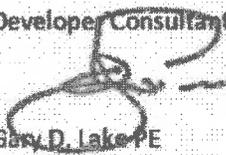
To whom it my Concern:

Louis and Diane Gentile owners of the above referenced property request the approval of the vacating of certain patent easements. The 1.22 acre property patent ease on all four sides. The proposed use of the property is for single family residence.

Louis and Diane Gentile kindly requests your approval for the proposed action.

Thank You,

Developer Consultants, LLC



Gary D. Lake PE
Manager

DEVELOPERS CONSULTANTS, LLC
1039 KEYS DRIVE BOULDER CITY, NEVADA 89005
☎: 702.271.2255 ✉: gdlake1@aol.com

PROJECT - DEVELOPMENT - FEASIBILITY - MANAGEMENT

10/19/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

PEBBLE RD/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0464-GRAGSON-CACTUS II INVESTMENTS:

VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Bronco Street, and Pebble Road and Torino Avenue (alignment) within Enterprise (description on file). JJ/nr/d (For possible action)

RELATED INFORMATION:

APN:

176-14-801-035

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements. The plans depict the vacation and abandonment of 33 foot wide patent easements located on the north and the east property lines. A 3 foot wide patent easement extends south from the northern boundary of the site to end at Pebble Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0409	Reclassified 2.5 acres from R-E & M-1 to M-D zoning for an office warehouse	Approved/Denied By BCC	October 2021
ZC-0894-02	Reclassified 2.5 acres from R-E & M-1 to M-D zoning for an office warehouse - Expired	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Single family residential
East & South	Business and Design/Research Park	M-1	Storage yard & industrial

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 that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for El Camino Road, 40 feet Pebble Road, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VISIONARY2

**CONTACT: RAY FREDERICKSEN, PER4MANCE ENGINEERING, 4525 W. HACIENDA
AVE, STE 1, LAS VEGAS, NV 89118**

DRAFT

APR 21-10/058



VACATION APPLICATION 13A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-21-0464</u>	DATE FILED: <u>8/25/21</u>
<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 #): _____			PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>9/29/21</u>
			TAB/CAC: <u>Enterprise</u>	
			PC MEETING DATE: <u>10/19/21</u>	
			BCC MEETING DATE: _____	
			FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Gragson-Cactus II Investments</u>
	ADDRESS: <u>8311 W Sunset Rd., Ste 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Visionary 2, llc.</u>
	ADDRESS: <u>7115 Bermuda Way</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-262-6032</u> CELL: <u>702-460-7955</u>
	E-MAIL: <u>larry@lmconstructionco.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Per4mance Engineering c/o Ray Fredericksen</u>
	ADDRESS: <u>4525 W. Hacienda Ave., Ste 1</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-569-9770</u> CELL: <u>702-569-9770</u>
	E-MAIL: <u>rayf@per4mance.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-14-801-035

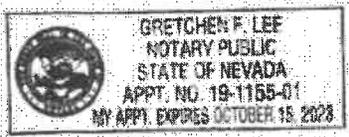
PROPERTY ADDRESS and/or CROSS STREETS: NEC Pebble Rd. & El Camino Rd.

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.

Robert Torres
 Property Owner (Signature)
 STATE OF NEVADA
 COUNTY OF Clark

Robert Torres
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON July 12, 2021 (DATE)
 by ROBERT TORRES
 NOTARY PUBLIC: Gretchen Lee



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



Planner
Copy

VS-21-0464

July 9, 2021

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

**Re: Pebble & El Camino Patent Easement Vacation
(APN(s): 176-14-801-035)**

Dear Planner,

Per4mance Engineering, LLC, on behalf of the applicant, Visionary 2, LLC, respectfully submits this justification letter in support of the Vacation of existing patent easements within the proposed development. The patent easements are as follows:

33-ft along the east property line
33-ft along the north property line
3-ft along the west property line

A 33-ft patent easement exists along the west property line however only the eastern most 3-ft of this easement shall be vacated as the remainder is within the public right-of-way. Likewise the 33-ft patent easement along the southern property line will become public right of way. Please refer to the enclosed exhibits.

By vacating the 33-ft patent easements the site will have a clear title and be free of encumbrances for development.

If you have any questions, please contact our office.

Thank You,

Ray Fredericksen, P.E.
President

10/20/21 BCC AGENDA SHEET

LIGHTING & SIGNAGE
(TITLE 30)

LINDELL RD/BLUE DIAMOND RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0444-SDMI BD, LLC:

DESIGN REVIEWS for the following: 1) a comprehensive sign plan; 2) a lighting plan; and 3) covered parking in conjunction with an office building on a portion of 2.2 acres in an H-2 (General Highway Frontage) Zone.

Generally located on the west side of Lindell Road, 150 feet south of Blue Diamond Road within Enterprise. JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:
176-24-101-003 ptn

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: 8945 Lindell Road
- Site Acreage: 2.2 (portion)
- Project Type: Lighting, signage, and covered parking
- Building Height (feet): 10 (carport/covered parking)
- Parking Required/Provided: 40/65

Site Plan

The original project was approved via UC-19-0248. The plans show an office building located on the southern portion of the site, approximately 93 feet from the east property line, 58 feet from the south property line, 74 feet from the west property line, and 180 feet from the north property line. The northern portion of the site is shown as a future development. Access to the site is from Lindell Road. Future cross access is shown with the adjacent parcel to the west. A total of 65 parking spaces are provided around the perimeter of the building where a minimum of 40 parking spaces are required. A loading space and trash enclosure are located to the west of the building. A 12 space carport, which was not part of the original application, is proposed on the south property line, centrally located from east to west and set back 10 feet from the residence to the south.

Landscaping

No changes are proposed or required to the site landscaping with this request.

Elevations (Covered Parking)

The plans depict a carport that is 10 feet high. The building materials consist of corrugated silver, steel roofing panels, with painted steel beams.

Lighting

The plans depict lighting for the project consisting of pole mounted fixtures along the sides and front of the office building, 22 feet in height. Wall mounted LED lights are shown on all elevations, located 11 feet 6 inches above the ground. The fixtures measure 9 inches by 14 inches and extend 10 inches from the building. Light fixtures are also affixed to the cover of the carport. The plans indicate all lighting fixtures will be shielded and will range in size.

Signage

The plans depict a total of 6 wall signs for the office building, but 3 different sign types are being proposed. Sign type A (as listed on plans) will be 34 inches tall, 27 square feet and is located on the north side of the building. Sign type B will be 22 inches tall and 74 square feet. There will be a total of 3 of these type signs, 1 located on the north, east, and west sides of the building. Lastly, sign type C will be 12 inches tall and 3 square feet. There will be 2 of these types of signs, 1 each located on the north and east sides of the building. All signs will be reverse pan channel letters, with white LED halo illumination painted black. There are no wall signs facing the residence to the south. Also, no freestanding or monument signs are proposed.

Applicant's Justification

The applicant indicates, this request is intended to fulfill the requirements listed on the Notice of Final Action from application UC-19-0248. A design review for lighting and signage were listed as conditions of approval. This request also includes covered parking for review.

Prior Land-Use Requests

Application Number	Request	Action	Date
VS-19-0269	Vacated and abandoned Clark County patent easements located between Blue Diamond Road and Raven Avenue	Approved by PC	May 2019
UC-19-0248	Allowed offices as a principal use on a portion of 2.2 acres in an H-2 (General Highway Frontage) zone	Approved by PC	May 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	H-2	Undeveloped
South	Residential Low (up to 3.5 du/ac)	R-E	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Commercial Neighborhood	C-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #1

The proposed signage complies with the requirements of Code and is consistent with signage provided with other similar developments. Since the signage complies with Code and is consistent with other similar projects within the County, staff finds the signage complies with the intent of Urban Specific Policy 20 of the Comprehensive Master Plan which encourages signage to be compatible with surrounding developments. Therefore, staff can support this design review.

Design Review #2

The plans indicate that all lighting fixtures will be shielded and will not impact the adjacent properties. Staff finds the lighting plan complies in part with Urban Specific Policy 15 of the Comprehensive Master Plan, which states that lighting design should be sensitive to off-site uses. Therefore, staff can support this design review.

Design Review #3

The carport will be buffered by the landscaping and wall along the southern property line. Staff has no objections to this request, provided the carport is painted to match the office building, and includes a fascia around the edge of the roof.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AJ PLANK

**CONTACT: AJ PLANK, IN2IT ARCHITECTURE, 5135 S. DURANGO DRIVE, SUITE 103,
LAS VEGAS, NV 89113**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

14A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-21-0444</u> DATE FILED: <u>8/12/2021</u> PLANNER ASSIGNED: <u>TGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/29/21</u> PC MEETING DATE: _____ <u>6:00pm</u> BCC MEETING DATE: <u>10/20/21</u> FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>SDMI BD, LLC</u> ADDRESS: <u>7301 Peak Dr. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-240-1232</u> CELL: <u>702-595-3388</u> E-MAIL: <u>dsteinberg@sdmi-lv.com</u>
	APPLICANT NAME: <u>A.J. Plank - IN2IT Architecture</u> ADDRESS: <u>5135 S. Durango Dr. #103</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-852-2252</u> CELL: <u>702-205-4794</u> E-MAIL: <u>aj.plank@in2itarchitecture.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>A.J. Plank - IN2IT Architecture</u> ADDRESS: <u>5135 S. Durango Dr. #103</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-852-2252</u> CELL: <u>702-205-4794</u> E-MAIL: <u>aj.plank@in2itarchitecture.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-101-003

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond and Lindell

PROJECT DESCRIPTION: Proposed Site Lighting, Signage and Covered Parking, submitted per conditions in Notice of Final Action 5/30/2019

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. 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 reviewing the proposed application.

David L. Steinberg
Property Owner (Signature)

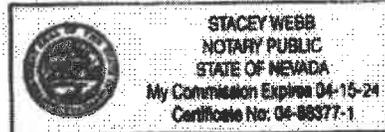
David L. Steinberg
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 13, 2021 (DATE)

By David L. Steinberg

NOTARY PUBLIC: Stacey Webb



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



PLANNER
COPY

DL-21-0444

July 013, 2021

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

Regarding: Justification Letter
Design Review for proposed Building Signage and Site Lighting, for
Medical Office ("Application") located at Blue Diamond and Lindell Road,
Las Vegas, Nevada 89139, APN 176-24-101-003
Reference : UC-19-0248

To whom it may concern,

This application is intended to fulfill the requirements of the Conditions of Approval in the Notice of Final Action dated 5/30/2019 for UC-19-0248, in which lighting and signage of this project are to be submitted for Design Review and public hearing.

Please accept this application and its materials as conveyance that design intent for lighting and signage is in compliance with the Clark County standards for such.

Also, as a part of this application, we are including the addition of a row of covered parking, not previously approved in UC-19-0248 but desired by the Owner.

We respectfully request your consideration for approval of these items as designed to be in compliance with Clark County standards. Please do not hesitate to contact me at (702) 852-2252 or via email at aj.plank@in2itarchitecture.com if you have any questions regarding this matter.

Sincerely,

A.J. Plank Assoc. AIA, LEED AP BD+C
Design Director – IN2IT Architecture