



ENTERPRISE TOWN ADVISORY BOARD

Windmill Library
7060 W. Windmill Lane
Las Vegas, NV 89113
March 30, 2022
6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702)371-7991 or chaves70@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
Justin Maffett

Barris Kaiser – Vice Chair
Joseph Throneberry

Secretary: Carmen Hayes (702) 371-7911 chaves70@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, and Roll Call

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

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA T. KING, County Manager

- III. Approval of Minutes for March 9, 2022. (For possible action)
- IV. Approval of the Agenda for March 30, 2022 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. **DR-22-0072-DIAMOND VALLEY VIEW LTD:**
DESIGN REVIEWS for the following: 1) distribution center; 2) lighting plan; and 3) alternative parking lot landscaping on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise. MN/al/jo (For possible action) 04/05/22 PC
 - 2. **ET-22-400001 (VS-0813-17)-CEO DEVELOPMENT, LLC:**
HOLDOVER VACATE AND ABANDON SECOND EXTENSION OF TIME of easements of interest to Clark County located between Silverado Ranch Boulevard and Great Duke Avenue (alignment), and between Walmer Castle Lane (alignment) and Gilespie Street and portions of a right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Great Duke Avenue (alignment) within Enterprise (description on file). MN/jvm/jo (For possible action) 04/06/22 BCC
 - 3. **NZC-22-0101-NEVADA CENTRAL ENTPRS LLCC:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) eliminate landscaping adjacent to a less intensive use.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the west side of Durango Drive, 310 feet north of Wigwam Avenue within Enterprise (description on file). JJ/md/jo (For possible action) 04/19/22 PC
 - 4. **VS-22-0102-NEVADA CENTRAL ENTPRS LLCC:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Camero Avenue (alignment), and between Durango Drive and Riley Street (alignment) within Enterprise (description on file). JJ/md/jo (For possible action) 04/19/22 PC
 - 5. **TM-22-500035-NEVADA CENTRAL ENTPRS LLCC:**
TENTATIVE MAP consisting of 19 lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Durango Drive, 310 feet north of Wigwam Avenue within Enterprise. JJ/md/jo (For possible action) 04/19/22 PC

6. **ZC-22-0094-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 4.4 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) finished grade. Generally located on the east side of Haven Street and the north side of Frias Avenue within Enterprise (description on file). MN/rk/jo (For possible action) 04/20/22 BCC

7. **VS-22-0095-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road, and between Frias Avenue (alignment) and Pyle Avenue and a portion of right-of-way being a remnant spandrel located between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/rk/jo (For possible action) 04/20/22 BCC

8. **TM-22-500034-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 21 single family residential lots and common lots on 4.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Haven Street and the north side of Frias Avenue within Enterprise. MN/rk/jo (For possible action) 04/20/22 BCC

9. **ZC-22-0105-AGATE VALADEZ, LLC:**
ZONE CHANGE to reclassify 12.3 acres from a C-2 (General Commercial) Zone, an H-2 (General Highway Frontage) Zone, and an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) perimeter wall height; 3) throat depth; and 4) non-dedication of Valadez Street.
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise (description on file). JJ/sd/jo (For possible action) 04/20/22 BCC

10. **VS-22-0108-AGATE VALADEZ, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road (alignment) and Blue Diamond Road, and between Cimarron Road and Buffalo Drive within Enterprise. (description on file). JJ/sd/xx (For possible action) 04/20/22 BCC

11. **TM-22-500036-AGATE VALADEZ, LLC:**
TENTATIVE MAP consisting of 97 single family residential lots and common lots on 12.3 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise. JJ/sd/xx (For possible action) 04/20/22 BCC

12. **ZC-22-0110-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for residential units to a street; 2) reduce private street width; 3) reduce street intersection off-set; and 4) reduce back of curb radii for private streets.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade. Generally located on the south side of Warm Springs Road, 600 feet east of Buffalo Drive within Enterprise (description on file). MN/rk/jo (For possible action) 04/20/22 BCC
13. **VS-22-0111-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and between Buffalo Drive and Pioneer Way within Enterprise (description on file). MN/rk/jo (For possible action) 04/20/22 BCC
14. **TM-22-500037-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 82 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Warm Springs Road, 600 feet east of Buffalo Drive within Enterprise. MN/rk/jo (For possible action) 04/20/22 BCC
15. **ZC-22-0092-MARES INC 2015, LLC:**
ZONE CHANGE to reclassify 0.9 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMITS for the following: 1) retail as a principal use; and 2) allow kennels outside in an M-D Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit outside commercial use; 2) reduce setback; 3) allow access to a residential local street (Ullom Drive); 4) modified street landscaping; and 5) allow modified driveway design standards.
DESIGN REVIEW for an outside dog run in conjunction with a proposed kennel (dog daycare and boarding) with retail. Generally located on the north side of Pyle Avenue and the east side of Ullom Drive within Enterprise (description on file). JJ/lm/jo (For possible action) 04/20/22 BCC
16. **VS-22-0093-MARES INC 2015, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Le Baron Avenue, and between Ullom Drive and Cameron Street within Enterprise (description on file). MN/lm/jo (For possible action) 04/20/22 BCC
17. **WC-22-400026 (ZC-0871-03) RAINBOW 215 PROPERTIES, LLC:**
WAIVER OF CONDITIONS of a zone change requiring recording perpetual cross access, ingress/egress, and parking easements with the parcels to the east and west for future commercial development on 5.0 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District. Generally located on the south side of Arby Avenue, 280 feet east of Rainbow Boulevard within Enterprise. MN/md/syp (For possible action) 04/20/22 BCC

18. **ZC-22-0103-CLARK JOANN TRUST & CLARK JOANN TRS:**
ZONE CHANGE to reclassify 5.0 acres from an H-1 (Limited Resort and Apartment) Zone to a C-2 (General Commercial) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced driveway departure distances.
DESIGN REVIEW for a proposed mini-warehouse building. Generally located on the north side of Ford Avenue and the east side of Las Vegas Boulevard South within Enterprise (description on file). MN/jor/xx (For possible action) **04/20/22 BCC**

VII. General Business

1. None.

- 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: April 13, 2022.

- 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

March 9, 2022

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm EXCUSED Justin Maffett PRESENT	Barris Kaiser, Vice Chair PRESENT Joseph Throneberry PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT	

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

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

Steve DeMerritt, Current Planning
Rachel Glaze, Commissioner Naft's Office

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.

- A person asked was this time to speak on item they came to speak about.

III. Approval of Minutes (For possible action)

Motion by David Chestnut
Action: **APPROVE** Minutes as published for February 23, 2022
Motion **PASSED** (4-0)/ Unanimous.

IV. Approval of Agenda for January 1, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut
Action: **APPROVE** as amended.
Motion **PASSED** (4-0)/Unanimous

Applicant requested hold:

1. DR-22-0072-DIAMOND VALLEY VIEW LTD: The applicant has requested a HOLD to the Enterprise TAB meeting on March 30, 2022.

Related applications to be heard together:

2. NZC-22-0056-MICHELON FAMILY LV LAND, LLC:
3. VS-22-0057-MICHELON FAMILY LV LAND, LLC:

7. ZC-22-0049-RMB REAL ESTATE, LLC:
8. VS-22-0050-RMB REAL ESTATE, LLC:
9. TM-22-500022-RMB REAL ESTATE, LLC:

10. ZC-22-0052-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:
11. VS-22-0053-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:
12. TM-22-500023-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:

13. WC-22-400018 (NZC-0045-17)-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
14. VS-22-0071-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
15. WS-22-0070-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
16. TM-22-500027-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

V. Informational Items

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

- **Echo Trail Park Grand Opening Celebration**

Saturday, March 26, 2022

11:00am - 1:00pm

Corner of Russell Rd. & Buffalo Dr.

Join Commissioner Michael Naft and Clark County Parks & Recreation to celebrate the opening of Echo Trail Park. Complimentary food and drinks, live entertainment, and giveaways will be available for the whole family.

Tiffany Hesser introduced to the Enterprise Town Board Rachel Glaze, Community Services Specialist.

VI. Planning & Zoning

1. **DR-22-0072-DIAMOND VALLEY VIEW LTD:**
DESIGN REVIEWS for the following: 1) distribution center; 2) lighting plan; and 3) alternative parking lot landscaping on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise. MN/al/jo (For possible action) **04/05/22 PC**

The applicant has requested a HOLD to the Enterprise TAB meeting on March 30, 2022

2. **NZC-22-0056-MICHELON FAMILY LV LAND, LLC:**
ZONE CHANGE to reclassify 15.1 acres from an H-2 (General Highway Frontage) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) nonstandard improvements (landscaping) in the right-of-way.
DESIGN REVIEWS for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of Las Vegas Boulevard South and the south side of Chartan Avenue within Enterprise (description on file). MN/jt/jo (For possible action) **04/05/22 PC**

Motion by Barris Kaiser

Action: **APPROVE:** Zone Change

APPROVE: Waiver of Development Standards 1a

APPROVE: Design Reviews #s 1 and 3

DENY: Waiver of Development Standards 1b

DENY : Design Review #2

ADD Current Planning Conditions

- Design review as a public hearing for signage
- All pole and building mounted lighting to be fully shielded

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

Motion by Joseph Throneberry

Action: **APPROVE** motion to reconsider the previous motion to add per staff conditions

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

Motion by Barris Kaiser

Action: **APPROVE:** Zone Change

APPROVE: Waiver of Development Standards 1a

APPROVE: Design Reviews #s 1 and 3

DENY: Waiver of Development Standards 1b

DENY: Design Review #2

ADD Current Planning Conditions

- Design review as a public hearing for signage
- All pole and building mounted lighting to be fully shielded

Per staff conditions

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

3. **VS-22-0057-MICHELON FAMILY LV LAND, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Chartan Avenue located between Las Vegas Boulevard South and Giles Street, a portion of right-of-way being Terrill Avenue located between Las Vegas Boulevard South and Giles Street, and a portion of right-of-way being Giles Street located between Chartan Avenue and Starr Avenue within Enterprise (description on file). MN/jt/jo (For possible action) **04/05/22 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

4. **UC-22-0065-FIRE STATION PLAZA, LLC:**
USE PERMIT for outside dining/drinking in conjunction with an existing restaurant on a portion of 4.2 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the southeast corner of Southern Highlands Parkway and Valley View Boulevard within Enterprise. JJ/jor/syp (For possible action) **04/05/22 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

5. **VS-22-0079-TURNER WILLIAM SCOTT & FRANCINE M:**
VACATE AND ABANDON an easement of interest to Clark County located between La Cienega Street and Placid Street and between Mesa Verde Lane and Moberly Avenue (alignment) within Enterprise (description on file). MN/sd/jo (For possible action) **04/05/22 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

6. **ET-22-400020 (UC-18-0454)-ABC PARADISE, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a proposed multiple family residential development. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced front setback; 2) increase height; and 3) reduced height/setback ratio adjacent to single family residential use.
DESIGN REVIEW for a multiple family residential development on 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Giles Street and the south side of Mesa Verde Lane within Enterprise. MN/bb/syp (For possible action) **04/06/22 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

7. **ZC-22-0049-RMB REAL ESTATE, LLC:**
ZONE CHANGE to reclassify 2.7 acres from an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the south side of Serene Avenue, 650 feet west of Lindell Road (alignment) within Enterprise (description on file). JJ/jt/jo (For possible action) **04/06/22 BCC**

Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-1) / Kaiser - Nay

8. **VS-22-0050-RMB REAL ESTATE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Meranto Avenue, and between Lindell Road (alignment) and Jones Boulevard within Enterprise (description on file). JJ/jt/jo (For possible action) **04/06/22 BCC**

Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

9. **TM-22-500022-RMB REAL ESTATE, LLC:**
TENTATIVE MAP consisting of 10 single family residential lots and common lots on 2.7 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Serene Avenue, 650 feet west of Lindell Road (alignment) within Enterprise. JJ/jt/jo (For possible action) **04/06/22 BCC**

Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

10. **ZC-22-0052-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative yard setbacks; and 2) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the east side of Tee Pee Lane (alignment) and the south side of Big Park Avenue (alignment) within Enterprise (description on file). JJ/jt/jo (For possible action) **04/06/22 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

11. **VS-22-0053-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Tee Pee Lane and Fort Apache Road, and between Big Park Avenue (alignment) and Gary Avenue within Enterprise. JJ/jt/jo (For possible action) **04/06/22 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

12. **TM-22-500023-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:**
TENTATIVE MAP consisting of 39 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Tee Pee Lane (alignment) and the south side of Big Park Avenue (alignment) within Enterprise. JJ/jt/jo (For possible action) **04/06/22 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

13. **WC-22-400018 (NZC-0045-17)-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVER OF CONDITIONS of a zone change requiring full off-site improvements in conjunction with a previously approved zone change to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone for a residential planned unit development (PUD). Generally located on the northwest corner of Richmar Avenue and Lindell Road within Enterprise. JJ/md/jo (For possible action) **04/06/22 BCC**

Motion by David Chestnut
Action: **APPROVE**
Public Works - Development **Review**
DELETE bullet #s 1 and 2
ADD Waive full off sites except for paving to rural standards
Per staff conditions
Motion **PASSED** (4-0) /Unanimous

14. **VS-22-0071-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Westwind Road and Mohawk Street, and between Richmar Avenue and Meranto Avenue within Enterprise (description on file). JJ/md/jo (For possible action) **04/06/22 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

15. **WS-22-0070-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; and **2)** off-site improvements.
DESIGN REVIEWS for the following: **1)** single family residential development; **2)** modifications to a previously approved planned unit development (single family detached); **3)** hammerhead street design; and **4)** finished grade on 10.0 acres in an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone. Generally located between Westwind Road and Mohawk Street, and between Richmar Avenue and Meranto Avenue within Enterprise. JJ/md/jo (For possible action) **04/06/22 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning condition

- Terrace and landscape any combination of retaining and wall over 9 ft adjacent to public right of way

Public Works - Development Review

DELETE bullet #s 4 and 5

ADD Waive full off sites except for paving to rural standards

Per staff conditions

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

16. **TM-22-500027-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: TENTATIVE MAP** consisting of 18 single family residential lots and common lots on 10.0 acres in an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone. Generally located between Westwind Road and Mohawk Street, and between Richmar Avenue and Meranto Avenue within Enterprise. JJ/md/jo (For possible action) **04/06/22 BCC**

Motion by David Chestnut

Action: **APPROVE**

Public Works - Development Review

DELETE bullet #s 4 and 5

ADD Waive full off sites except for paving to rural standards

Per staff conditions

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

VII. General Business:

1. 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.

- A neighbor asked why were they notified about meeting at the last minute.

IX. Next Meeting Date

The next regular meeting will be March 23, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

ADJOURN meeting at 8:03 p.m.

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

DRAFT

04/05/22 PC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

VALLEY VIEW BLVD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0072-DIAMOND VALLEY VIEW LTD:

DESIGN REVIEWS for the following: 1) distribution center; 2) lighting plan; and 3) alternative parking lot landscaping on 4.3 acres in an M-D (Designed Manufacturing) (AM-60) Zone.

Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise. MN/al/jo (For possible action)

RELATED INFORMATION:

APN:

177-08-401-004

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.3
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 39
- Square Feet: 75,818
- Parking Required/Provided: 76/80

History

The site was reclassified to an M-D zone by ZC-20-0602 in March 2021. ZC-20-0602 was approved for a 449,140 square foot office/warehouse building and included a waiver of development standards to reduce driveway throat depth to 8 feet, which is no longer needed for this project. The applicant has submitted plans to develop the site as a distribution center, which is a warehouse building with a minimum area of 72,000 square feet.

Site Plan

The plan depicts a distribution center consisting of 1 building located on the central portion of the parcel. Access to the site will be provided by 2 proposed driveways that are located on the

northwest and southwest corners of the parcel. Parking for the facility is located on the north, south, and west sides of the building. The loading docks are located on the east side of the building and will not be visible from the right-of-way.

The applicant submitted a lighting plan indicating 10 freestanding site light fixtures and 11 fixtures on the walls of the building. Lighting does not shine directly onto adjacent property.

Landscaping

The plan depicts a 15 foot wide landscape area with a detached sidewalk adjacent to Valley View Boulevard. The plant material within this landscape area consists of trees, shrubs, and groundcover. Other landscape areas are located adjacent to the building and within the parking area, which also consist of trees, shrubs, and groundcover. The parking areas located to the south and west of the building are not providing the required landscape islands/landscape fingers within the parking area. However, the required trees for these parking areas are being provided in landscape areas adjacent to the building and in landscape islands located in other portions of the site.

Elevations

The building is 1 story with a maximum height of 39 feet. The building has a flat roof behind a parapet wall, which varies in height between 38 feet to 39 feet to break-up the roofline of the building. The exterior of the building will be constructed with concrete tilt-up panels painted in neutral colors.

Floor Plans

The plans depict a 78,818 square foot building. Approximately 3,800 square feet of the southwestern corner of the building is designated as an office area the remainder of the building will be warehouse space for the distribution center.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the development is consistent and compatible with existing and planned land uses in the area. The request is in conformance with the Master Plan and the project will contribute to the economic diversity of the community. The site lighting is in compliance with the requirements of the Development Code. The applicant indicates that the parking area along the east side of the lot is also within the loading area for the distribution center and trees in this area would not be functional and create a nuisance. Relocating the required trees to other portions of the site is more effective for improving the visual image of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0395	Vacated and abandoned government patent easements not needed for the development of the site	Approved by PC	September 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0602	Reclassified the site from R-E to M-D zoning for an office/warehouse facility	Approved by BCC	March 2021

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North, East & West	Business Employment	M-D	Distribution center
South	Business Employment	M-D	Commercial vehicle wash

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Reviews

The design of the proposed facility is consistent with the architecture of existing office/warehouse facilities and distribution centers in the area. The design of the building uses variations in building heights to break-up the roofing, and pop-outs and recesses along the walls. This design provides variations in the vertical and horizontal surfaces of the building which creates a more visually appealing facility and will improve the appearance of the area. The proposed site lighting is in compliance with the Development Code. The proposed alternative for parking lot landscaping submitted by the applicant is providing more trees than are required for parking areas, which are distributed throughout the site. The only portion of the site where landscaping will not be provided is in the rear (east side) of the lot which is within the loading area for trucks and staff finds the proposed alternative to meet the intent for landscaping by Code and is an acceptable alternative, therefore, staff can support this request.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Expunge the waiver of development standards and design review portion of ZC-20-0602;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements on Valley View Boulevard to be completed within a timeline approved by Public Works - Development Review Division, unless the developer enters into a cost participation agreement;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- Applicant to install signs stating "NO RIGHT TURN FOR TRUCKS" on the Valley View Boulevard driveways.
- 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.

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0073-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND VALLEY VIEW LTD

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BLVD. SUITE 110, LAS VEGAS, NV 89118

EASEMENTS & RIGHT-OF-WAY SILVERADO RANCH BLVD/WALMER CASTLE LN
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400001 (VS-0813-17)-CEO DEVELOPMENT, LLC:

HOLDOVER VACATE AND ABANDON SECOND EXTENSION OF TIME of easements of interest to Clark County located between Silverado Ranch Boulevard and Great Duke Avenue (alignment), and between Walmer Castle Lane (alignment) and Gilespe Street and portions of a right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Great Duke Avenue (alignment) within Enterprise (description on file). MN/jvm/jo (For possible action)

RELATED INFORMATION:

APN:
177-28-501-002; 177-28-501-004

LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD

BACKGROUND:

Project Description

The approved plans depict the vacation and abandonment of 3 foot to 33 foot wide easements along most property lines of the 2 parcels that comprise the project development site. Additionally, the approved application includes a request to vacate and abandon 25.5 foot and 30 foot wide half street sections with associated spandrels of Walmer Castle Lane located south of Silverado Ranch Boulevard and including the portion of the cul-de-sac at the terminus of the street.

Previous Conditions of Approval

Existed below are the approved conditions for ET-19-400157 (VS-0813-17):

Current Planning

- Until November 21, 2021 to record;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies will be required.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for VS-0813-17:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Applicant to execute a maintenance access easement through site to the adjacent drainage channel;
- 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 eastern portion of the vacated area of Walmer Castle Lane will become part of the adjacent lots in the Oaks Unit\1 and Oaks Unit 1 Amended subdivisions; that in order to purchase those areas from any of the adjacent owners a new tentative map must be approved; and that a final map must be recorded showing the new boundaries for all of the lots included in the land sale.

Building/Fire Prevention

- Applicant is advised that when installing streets using “L” type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; if using rolled curbs, minimum 39 foot widths are required, from back of curb to back of curb are required.

Applicant's Justification

The applicant indicates that they have used their best efforts to proceed forward diligently; however, additional time is needed in order to record this vacation.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400158 (ZC-0812-17)	Extension of time for a PUD	Withdrawn	N/A
ET-19-400137 (VS-0813-17)	Extension of time to vacate easements and right-of-way	Approved by BCC	February 2020
ZC-0812-17	Reclassified to RUD zoning for a planned unit development for triplex and townhouse residences	Approved by BCC	November 2017
VS-0813-17	Vacated easements & right-of-way at Walmer Castle Lane and Silverado Ranch Boulevard	Approved by BCC	November 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4	Multiple family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Single family residential
South & West	Neighborhood Commercial	C-P	Office complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until November 21, 2023 to record.
- 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 re-approval by the utility companies will be required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - no applicant present, and for the applicant to return to the Town Board on the next available meeting.

APPROVALS:

PROTEST:

COUNTY COMMISSION ACTION: March 2, 2022 – HELD – To 04/06/22 – per the Board of County Commissioners for the applicant to return to the Enterprise Town Board.

APPLICANT: AMY SUGDEN

CONTACT: AMY SUGDEN, SUGDEN LAW, 9728 GILESPIE STREET, LAS VEGAS, NV 89183

DRAFT



LAND USE APPLICATION 2A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (VS) <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 (ANR) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) VS-0813-17 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF DATE FILED: <u>1-6-2022</u> PLANNER ASSIGNED: <u>ESB</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>300</u> CHECK #: COMMISSIONER: <u>MN</u> OVERLAY(S): PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY:	APP. NUMBER: <u>ET-22-400001</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>2-9</u> TIME: <u>6pm</u> PC MEETING DATE: BCC MEETING DATE: <u>3-2-2022</u> ZONE / AE / RMP: <u>R4D</u> PLANNED LAND USE: <u>MN</u> NOTIFICATION RADIUS: <u>—</u> SIGN? <u>Y/N</u> LETTER DUE DATE: COMMENCE/COMPLETE:
PROPERTY OWNER	NAME: <u>CEO Development, LLC</u> ADDRESS: <u>9728 Gillespie Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.307.1500</u> FAX: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>	
APPLICANT	NAME: <u>CEO Development LLC</u> ADDRESS: <u>9728 Gillespie Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>N/A</u> FAX: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>	
CONSULTANT	NAME: <u>Amy Sugden - Sugden Law</u> ADDRESS: <u>9728 Gillespie Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.625.3605</u> FAX: CELL: <u>314.263.9847</u> E-MAIL: <u>amy@sugdenlaw.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-28-501-002 and 004

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Blvd and Walmer Castle Lane

PROJECT DESCRIPTION: Vacation Application

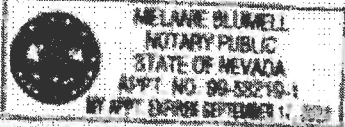
I, We, the undersigned owner and say that I am, We are the owner(s) of record on the Tax Rolls of the property involved in the application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and assertions contained herein are all accurate 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)

CEO Development LLC
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2-5-22 (DATE)
 By Las Vegas NV
 NOTARY PUBLIC: [Signature]



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

**SUGDEN
LAW**

ET-22-400001

November 18, 2021

**PLANNER
COPY**

Clark County Department of Comprehensive Planning
Attn: Al Laird, Principal Planner
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

RE: CEO Development LLC – Justification Letter for Extension of Time

Mr. Laird,

This correspondence is sent in support of CEO Development LLC (“CEO”)’s application for extension of time related to property situated at the southwest corner of Silverado Ranch Boulevard and Walmer Castle Lane (“Subject Property”).

CEO previously applied for and received approval from the Clark County Board of County Commissioners (“County”) for a vacation of rights-of-way and patent easement, identified by VS-0813-17 (“Application”).

On or about December 1, 2017, the County issued a Notice of Final Action approving the Application with specified conditions. Subsequently, in March 2020, CEO obtained an extension to the Application. Unfortunately, that extension was obtained right on brink of COVID-19 and no one was ready for the grave impacts the pandemic would have economically, financially, socially, etc.

Thus, while CEO has used its best efforts to proceed forward diligently with its project based on the County’s approvals of its Application, CEO is respectfully requesting another extension of time as it has not yet completed the recordation of the vacation and needs additional time to do so and move forward with construction on the site.

04/19/22 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

DURANGO DR/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0101-NEVADA CENTRAL ENTPRS LLCC:

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) eliminate landscaping adjacent to a less intensive use.

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

Generally located on the west side of Durango Drive, 310 feet north of Wigwam Avenue within Enterprise (description on file). JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:

176-17-601-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a combination screen wall/retaining wall to 11 feet (6 foot screen wall with a 5 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 22.2% increase).
2. Eliminate landscaping adjacent to a less intensive use (single family residential development) where a 5.5 foot wide landscape strip with 1 large 24 inch box evergreen tree per 30 feet is required per Figure 30.64-11.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 102 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 183.3% increase).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

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): 3,304/5,394 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 28 feet
- Square Feet: 1,892 to 2,358

Neighborhood Meeting Summary

This request is for a nonconforming 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 November 29, 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. Ten people attended the meeting expressing concerns about additional traffic on Durango Drive and Camero Avenue, proposed wall height, grading and drainage for the project site, egress to the site, and the construction timeline for the 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 lot sizes are 3,304 and 5,394 square feet, respectively. The primary ingress and egress to the proposed development is via a 37 foot wide east/west private street, "Private Street A", that connects to Durango Drive and serves Lot 1 and Lot 19. A north/south private street, "Private Street B", services Lot 2 through Lot 18 and connects to "Private Street A". A 4 foot wide attached sidewalk is located adjacent to Lot 1 through Lot 4 and connects to a 5 foot wide detached sidewalk along Durango Drive. A 4 foot wide attached sidewalk is also located along "Private Street B", adjacent to Lot 16 through Lot 18. Due to the topography of the site, a combined screen wall/retaining wall up to a maximum height of 11 feet will be located along the north, south, and west boundaries of the project site, requiring a waiver of development standards. Furthermore, a design review is requested to increase finished grade beyond 36 inches within the interior of the site. The maximum grade increase occurs along the north, south, and west boundaries of the project site.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Durango Drive. Twenty-four inch box trees, including shrubs and groundcover, are proposed within the street landscape area. A waiver of development standards to eliminate the required landscaping adjacent to the less intensive use, R-E zoned single family residences, located along the south property line of the project site is part of this request.

Elevations

The plans depict 2 story model homes with 3 different elevations with a maximum height of 28 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 3 different floor plans ranging between 1,892 square feet 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

The applicant states the increase in retaining wall height is necessary due to sewer design constraints and the natural topography of the site. Lot 1 through Lot 19 will experience increased fill greater than 18 inches (no more than 5 feet) along the southern, western, and eastern boundary in order to establish finished floors for those lots. To accommodate the fill, increased retaining walls up to 5 feet will be required. Lot 7 to Lot 15 will have retaining walls up to 2.5 feet. The walls will not have an adverse impact on the surrounding area adjacent to the site.

The applicant states the development north of the project site and south of Wigwam Avenue, fronting Durango Drive, have been rezoned to and developed with R-2 Zoning. The applicant believes the properties to the south of the development will eventually be rezoned for higher density single family residential uses. Furthermore, the houses to the south adjacent to the project site have more than a 145 foot rear yard setback. Therefore, the request to waive landscaping adjacent to a less intensive use is justified.

The design review to increase finished grade occurs at the edge along the southern, western, and northern boundaries. Due to sewer design constraints and the natural topography of the site (a drop of 6 feet from northwest to southeast), lot 1 through Lot 19 will experience increased fill greater than 36 inches from the existing ground at the boundary. The maximum fill for the perimeter wall will be 8.1 feet.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	R-2	Single family residential
South	Neighborhood Commercial	R-E	Single family residential
East	Neighborhood Commercial	C-P	Previously approved office building
West	Open Lands	P-F	Drainage channel & undeveloped

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

Related Applications

Application Number	Request
TM-22-500035	A tentative map for a 19 lot single family residential development is a companion item on this agenda.
VS-22-0102	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

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 north, west, and south are rezoned R-2, making the request to rezone to a similar residential density compatible. The property to the west has yet to be developed but the portion contains an improved drainage channel and has Open Lands land use. The proposed development is appropriate and compatible for the majority of adjacent developed areas constructed as single family residential subdivisions.

Immediately to the north of the proposed subdivision is an existing single family residential development zoned R-2 with a planned land use of Open Lands that was approved by the Board of County Commissioners via NZC-19-0005 in March 2019. Farther to the south, approximately 385 feet, is an existing single family residential development zoned R-2 with a planned land use of Mid-Intensity Suburban Neighborhood. Immediately to the east of the project site, across Durango Drive, is a previously approved nonconforming zone change (NZC-20-0182) to a C-P zone with planned land uses of Neighborhood Commercial and Low Intensity Suburban Neighborhood for an office building. To the south are 2 existing single family residences with R-E zoning and a planned land use of Neighborhood Commercial. To the west is an undeveloped parcel with an existing drainage channel zoned P-F with a planned land use of Open Lands. 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; therefore, 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 7.6 units per acre. The existing residential land uses within the surrounding half mile radius of the property are a mix between (OL) Open Lands, (MN) Mid-intensity Suburban Neighborhood, and (NC) Neighborhood Commercial. The proposed density and intensity will result in a land use that is consistent with the surrounding residential area.

Immediately to the north of the proposed subdivision is an existing single family residential development zoned R-2 with a density of 5 dwelling units per acre with a planned land use of Open Lands. Farther to the south, approximately 385 feet, is an existing single family residential development zoned R-2 with a density of 5.5 dwelling units per acre with a planned land use of Mid-Intensity Suburban Neighborhood. To the south are 2 existing single family residences with R-E zoning and a planned land use of Neighborhood Commercial. To the west is an undeveloped parcel with an existing drainage channel zoned P-F with a planned land use of Open Lands. 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. Snyder Elementary School and Faiss Middle School would serve this development and are under capacity by 191 and 287 students, respectively. Sierra Vista High School is currently 288 students over capacity. Staff is particularly concerned with the driveway orientation for Lot 1 and Lot 19, adjacent to the north and south sides of private street "A", respectively. Vehicles backing out of the driveway onto private street "A" from Lot 1 and Lot 19 potentially create conflict with vehicles immediately entering the subdivision from Durango Drive. Furthermore, private street "A" is a right-out only onto Durango Drive, creating a potential conflict for vehicles desiring to travel northbound on Durango Drive. The configuration and location of Lot 1 and Lot 19 adjacent to Durango Drive potentially creates a negative impact to the public right-of-way and safety for motorists.

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

The applicant states the project complies with Policy 1.1.4 of the Master Plan by encouraging housing options that incorporate universal design principles to facilitate aging-in-place, and accommodation of older residents and others with mobility limitations or disabilities. Furthermore, the project complies with Policy 1.3.1 by encouraging the integration of varied housing models, architectural styles, streetscapes, signage, common landscaped areas, and other character-defining features that contribute to a distinct neighborhood identity.

The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The residential development to the north was approved for 5 dwelling units per acre. The proposed project is for a single-family residential development with a density of 7.6

dwelling units per acre. Staff finds the project complies with Policy 1.3.2 that encourages a mix of housing options, both product types and unit sizes, within larger neighborhoods and multiple family developments.

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. However, since staff is not supporting the waivers of development standards and design review, staff cannot support the zone change request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The increased height to the combination screen wall/retaining wall is necessary due to the topographic features and drainage for the subject property. The increased wall height should have minimal to no impact on the surrounding land uses and properties. However, since staff is not supporting the zone change, waiver of development standards #2, and the design review, staff cannot support this request.

Waiver of Development Standards #2

The intent to require landscaping adjacent to a less intensive residential use is to mitigate the impact a higher density residential use may have on the adjacent properties. Although the 2, single family residences located to the south of the proposed development are set back between 140 feet to 185 feet from the south property line of the project site, staff finds the request to eliminate the landscape buffer is a self-imposed burden. Therefore, staff cannot support this request.

Design Review #1

Per the Design Review criteria within the Development Code, the applicant shall have the burden of proof to demonstrate the following: 1) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic; and 2) appropriate measures are taken to secure and protect the public health, safety, and general welfare. Access to the proposed development is granted through a right turn only from the southbound lane of Durango Drive onto private street "A", due to the existing concrete median within the right-of-way. Staff is particularly concerned with the driveway orientation for Lot 1 and Lot 19, adjacent to the north and south sides of private street "A", respectively. Vehicles backing out of the driveway onto private street "A" from Lot 1 and Lot 19 potentially create conflict with vehicles immediately entering the

subdivision from Durango Drive. Furthermore, private street "A" is a right-out only onto Durango Drive, creating a potential conflict for vehicles desiring to travel northbound on Durango Drive. When exiting the proposed development, a vehicle is required to turn right onto Durango Drive, continuing south to an unsignalized intersection at Wigwam Avenue, and executing a U-turn to travel north on Durango Drive. The execution of a U-turn at an unsignalized intersection potentially creates a traffic hazard on Durango Drive with a posted speed limit of 45 miles per hour. Staff is concerned the configuration and location of Lot 1 and Lot 19 adjacent to Durango Drive potentially creates a negative impact to the public right-of-way and safety for motorists. Staff recommends consolidating Lot 1 into Lot 2 through Lot 4 and consolidating Lot 19 into Lot 16 through Lot 18 to mitigate the potential vehicular conflict these lots create. Furthermore, the consolidation of Lot 1 and Lot 19 will provide a more appropriate transition between the 2 R-E zoned properties to the south and the proposed R-2 development. Due to the potential negative impact Lot 1 and Lot 19 present to Durango Drive and the safety of the public, staff cannot support the design review for the site.

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. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 18, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;
- Consolidate Lot 1 into Lot 2 through Lot 4 and consolidate Lot 19 into Lot 16 through Lot 18;
- 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; 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 45 feet to the back of curb for Durango Drive;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0409-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: SUMMIT HOMES OF NEVADA LLC

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



LAND USE APPLICATION

3A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

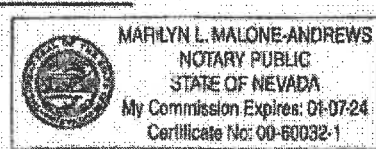
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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>176-22-0101</u> DATE FILED: <u>2/17/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>2/30/22</u> PC MEETING DATE: <u>4/19/22 @ 7:00 P.M.</u> <u>6:00 P.M.</u> BCC MEETING DATE: <u>5/18/22 @ 9:00 A.M.</u> FEE: <u>\$3,175.00</u>
	PROPERTY OWNER NAME: <u>Nevada Central Enterprises, LLC</u> ADDRESS: <u>4880 Donovan Way</u> CITY: <u>N. Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89081</u> TELEPHONE: <u>702.399.5939</u> CELL: <u>702.592.6310</u> E-MAIL: <u>dawn@delonghhtv.com</u>
	APPLICANT NAME: <u>Summit Homes of Nevada, LLC (Attn: Andrew Acuna)</u> ADDRESS: <u>3455 Cliff Shadows Pkwy, Suite 290</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702.365.8588</u> CELL: _____ E-MAIL: <u>AndrewA@summithomesnv.com</u> REF CONTACT ID #: <u>170565</u>
CORRESPONDENT 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>132565</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-17-601-002
 PROPERTY ADDRESS and/or CROSS STREETS: Durango & Cameto
 PROJECT DESCRIPTION: 19-lot single family 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, am) 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.

Dawn R. Dielman
 Property Owner (Signature)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME, this 17th day of February, 2022 (DATE)
 By Marilyn L. Malone-Andrews
 NOTARY PUBLIC Marilyn L. Malone-Andrews

Dawn R. Dielman/Manager/Nevada Central Enterprises, LLC
 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.



TANEY ENGINEERING

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

February 9, 2022

NZC-22-0101

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

Re: Durango & Camero APR-21-101661 (NZC/DR/WS/TM/VS)
Project Description and Compelling Justification Letter
APN: 176-17-601-002

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 Durango Dr. Currently the site is zoned R-E – Rural Estates Residential. The underlying Land Use is Neighborhood Commercial - NC. 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: P-F – Public Facility (OL – Open Lands Land use)
- South: R-E – Rural Estates Residential (NC - Neighborhood Commercial Land use)
- East: R-E – Rural Estates Residential (NC - Neighborhood Commercial Land use)
- North: R-2 Medium Density Residential (OL – Open Lands Land use)

The subdivision will have access to the site from the Durango Dr. 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 Durango Dr in conformance w/ Title 30 Standards.

The houses will range in size from approximately 1,892 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 northern boundaries. Due to sewer design constraints and the natural topography of the site (a drop of 6' from north west to south east), lots 1 through 19 will experience increased fill greater than 36" from the existing ground at the boundary. The maximum fill for the perimeter wall will be 8.1'.

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. Lots 7 to 15 will have retaining wall up to 2.5 feet. The walls will not have an adverse impact on the surrounding area adjacent to the site.

PLANNER COPY

Waiver of Standards – Eliminate Landscaping Adjacent to A Less Intensive Use

On behalf of our client, we would like to request waiver of standards for the elimination of landscaping adjacent to a less intensive use. Per Table 30.64-1, figure 30.64-11, landscaping is required to the south of our property. Our development has R-2 Zoning is adjacent to R-E Zoning to the south with single family residences. The development north of our site and south of Wigwam Ave fronting Durango Dr have been rezoned and developed in R-2 Zoning. We believe the property south of us will be rezoned and developed in R-2 Zoning. Furthermore, the houses to the south adjacent to our property have more than 145 feet rear setback. Therefore, we feel landscaping to the south is not justified.

Compelling Justification "Compelling Justification" means the satisfaction of the following criteria for proposed nonconforming zoning 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 north, west and south are rezoned R2, making the request to rezone to a similar residential density compatible. Property to the west has yet to be developed but the portion contains improved drainage channel and has Open Lands 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.

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 (OL) Open Lands, (MN) Mid-intensity Suburban Neighborhood & (NC) Neighborhood Commercial. 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 Plans, Goals and Policies are as follows:

Policy 1.1.4: Supportive Housing: Encourage housing options that incorporate universal design and visitability principles to facilitate aging-in-place, and accommodation of older residents and others with mobility limitations or disabilities.

Policy 1.3.1: Neighborhood Identity: Encourage the integration of varied housing models, architectural styles, streetscapes, signage, common landscaped areas, and other character-defining features that contribute to a distinct neighborhood identity.

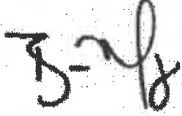
Policy 1.5.2: Compatible Development: Adopt and implement standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas, or infill development within a RNP

PLANNER
COPY

Incorporate a range of possible approaches, such as transitioning densities with larger lots, clustering higher intensity housing units away from the shared edge of the RNP, requiring similar building heights and orientations, or a combination of these and other appropriate strategies.

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,

A handwritten signature in black ink, appearing to read "B-Myers".

Brian Myers, P.E.
Project Manager

PLANNER
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EASEMENTS
(TITLE 30)

DURANGO DR/WIGWAM AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0102-NEVADA CENTRAL ENTPRS LLCC:

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Camero Avenue (alignment), and between Durango Drive and Riley Street (alignment) within Enterprise (description on file). JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:
176-17-601-002

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements along the north and west boundaries of the subject property. The applicant states the vacation of the easements are necessary to develop the project site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	R-2	Single family residential
South	Neighborhood Commercial	R-E	Single family residential
East	Neighborhood Commercial	C-P	Previously approved office building
West	Open Lands	P-F	Drainage channel & undeveloped

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

Related Applications

Application Number	Request
NZC-22-0101	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.
TM-22-500035	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 May 18, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 45 feet to the back of curb for Durango Drive;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

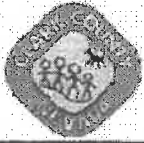
Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA LLC
CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 4A

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-22-102</u> DATE FILED: <u>2/17/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/30/22</u> PC MEETING DATE: <u>4/14/22 @ 7:00 PM</u> @ <u>6:00 PM</u> BCC MEETING DATE: <u>5/18/22 @ 9:00 AM</u> FEE: <u>\$875.00</u>
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PROPERTY OWNER	NAME: <u>Nevada Central Enterprises, LLC</u> ADDRESS: <u>4880 Donovan Way</u> CITY: <u>N. Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89081</u> TELEPHONE: <u>702.399.5939</u> CELL: <u>702.592.6310</u> E-MAIL: <u>dawn@delonghhlv.com</u>
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APPLICANT	NAME: <u>Summit Homes of Nevada, LLC (Attn: Andrew Acuna)</u> ADDRESS: <u>3455 Cliff Shadows Pkwy, Suite 290</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702.365.8588</u> CELL: _____ E-MAIL: <u>AndrewA@summithomesnv.com</u> REF CONTACT ID #: <u>170565</u>
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CORRESPONDENT	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>132565</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-17-601-002

PROPERTY ADDRESS and/or CROSS STREETS: Durango & Camero

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.

Dawn R. Dieleman

 Property Owner (Signature)*

Dawn R. Dieleman/Manager/Nevada Central Enterprises, LLC

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON December 6, 2021 (DATE)
 By: Dawn R. Dieleman
 NOTARY PUBLIC: Marilyn L. Malone-Andrews

Property Owner (Print)
 MARILYN L. MALONE-ANDREWS
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 01-07-24
 Certificate No: 00-60032-1

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



TANEY ENGINEERING

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

December 22, 2021

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

VS 220102

**Re: Durango & Camero
Justification Letter – Vacation
APN: 176-17-601-002**

Dear Planning Dept.:

Vacation Description:

The purpose is to vacate a portion of a patent easement reserved per patent number 1206668. We are vacating the patent along the west and north boundary of our site. We are vacating the patent because it is not needed for our proposed residential development.

A legal description, exhibit, site plan, patent and supporting documents have been provided for your review.

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

Respectfully,
Taney Engineering

Janna Felipe
Project Coordinator

**PLANNER
COPY**

04/19/22 PC AGENDA SHEET

DURANGO & CAMERO
(TITLE 30)

DURANGO DR/WIGWAM AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500035-NEVADA CENTRAL ENTPRS LLCC;

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

Generally located on the west side of Durango Drive, 310 feet north of Wigwam Avenue within Enterprise. JJ/rnd/jo (For possible action)

RELATED INFORMATION:

APN:
176-17-601-002

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

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): 3,304/5,394 (gross and net)
- Project Type: Single family residential development

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 lot sizes are 3,304 and 5,394 square feet, respectively. The primary ingress and egress to the proposed development is via a 37 foot wide east/west private street, "Private Street A", that connects to Durango Drive and serves Lot 1 and Lot 19. A north/south private street, "Private Street B", services Lot 2 through Lot 18 and connects to "Private Street A". A 4 foot wide attached sidewalk is located adjacent to Lot 1 through Lot 4 and connects to a 5 foot wide detached sidewalk along Durango Drive. A 4 foot wide attached sidewalk is also located along "Private Street B", adjacent to Lot 16 through Lot 18.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Durango Drive. Twenty-four inch box trees, including shrubs and groundcover, are proposed within the street landscape area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	R-2	Single family residential
South	Neighborhood Commercial	R-E	Single family residential
East	Neighborhood Commercial	C-P	Previously approved office building
West	Open Lands	P-F	Drainage channel & undeveloped

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

Related Applications

Application Number	Request
NZC-22-0101	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-22-0102	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**

This request meets the tentative map requirements as outlined in Title 30. However, since staff does not support the non-conforming zone change and corresponding 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 May 18, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

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;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0409-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: SUMMIT HOMES OF NEVADA LLC
CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION 5A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500035</u> DATE FILED: <u>2/17/22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/30/22</u> PC MEETING DATE: <u>4/19/22 @ 7:00 P.M.</u> @ 6:00 P.M. BOC MEETING DATE: <u>5/18/22 @ 9:00 A.M.</u> FEE: <u>\$750.⁰⁰</u>

PROPERTY OWNER	NAME: <u>Nevada Central Enterprises, LLC</u> ADDRESS: <u>4880 Donovan Way</u> CITY: <u>N. Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89081</u> TELEPHONE: <u>702.399.5939</u> CELL: <u>702.592.8310</u> E-MAIL: <u>dawn@delonghhlv.com</u>
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APPLICANT	NAME: <u>Summit Homes of Nevada, LLC (Attn: Andrew Acuna)</u> ADDRESS: <u>3455 Cliff Shadows Pkwy, Suite 290</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702.365.8588</u> CELL: _____ E-MAIL: <u>AndrewA@summithomesnv.com</u> REF CONTACT ID #: <u>170565</u>
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CORRESPONDENT	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>132565</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-17-601-002

PROPERTY ADDRESS and/or CROSS STREETS: Durango & Camero

TENTATIVE MAP NAME: Durango & Camero

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

 Property Owner (Signature)	<u>Dawn R. Dieleman/Manager/Nevada Central Enterprises, LLC</u> Property Owner (Print)
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STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>December 6, 2021</u> (DATE) by <u>Dawn R. Dieleman</u> NOTARY PUBLIC: <u>Marilyn L. Malone-Andrews</u>	 MARILYN L. MALONE-ANDREWS NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 01-07-24 Certificate No: 00-80032-1
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

04/20/22 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

HAVEN ST/FRIAS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0094-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify 4.4 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.

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

Generally located on the east side of Haven Street and the north side of Frias Avenue within Enterprise (description on file). MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

177-28-302-004; 177-28-302-006; 177-28-302-018

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 54 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 50% increase).

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 10220 & 10240 Haven Street
- Site Acreage: 4.4
- Number of Lots: 21
- Density (du/ac): 4/8
- Minimum/Maximum Lot Size (square feet): 5,552/7,060
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 20
- Square Feet: 2,052/2,247

Site Plans

The plans depict a single family residential development totaling 21 single family lots and 3 common area lots on 4.4 acres. The density of the overall development is shown at 4.8 dwelling units per acre. The lots range in size from a minimum of 5,552 square feet to a maximum of 7,060 square feet. All the lots adjacent to the R-E/RNP-I parcels to the east are over 6,000 square feet. The development will have access off Haven Street to the west. The lots within the subdivision will be served by 43 foot wide internal private streets, which includes a sidewalk on 1 side of the street. The plans also depict that the finished grade of the site will be increased up to 4.5 feet along the north and east portions of the development in order to properly drain the site due to existing terrain.

Landscaping

A 6 foot wide landscape area behind an attached sidewalk is shown along Haven Street and Frias Avenue. Internal to the development a street landscape buffer is shown on 1 side of the entry street. Along the interior property east line (adjacent to the R-E/RNP-I), there is a landscape buffer with trees shown 20 feet on center.

Elevations

The 20 foot high, single story residences consist of painted stucco, pitched concrete tile roofs, building pop-outs, and architectural enhancements to the windows and doors. Each residence includes a 2 or 3 car garage.

Floor Plan

The models range in size from 2,052 square feet to 2,247 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms.

Applicant's Justification

The applicant indicates a subdivision directly to the north along Haven Street has been developed at over 5.5 units per acre and is zoned R-2. The property immediately to the west was approved for an apartment complex with bungalows and is zoned H-1. The properties to the south have an existing elementary school that was constructed in 2001. Furthermore, the applicant indicates the site has been designed with lots larger than those allowed in R-1 zoning with a density of 4.8 dwelling units per acre, making the requested zone change appropriate and compatible for the area. Additionally, the applicant further indicates this development will provide all 1 story homes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0333-15	Reclassified the 2.5 acre parcel to the south to R-D zoning - expired	Approved by BCC	September 2015
VS-0842-01	Vacated and abandoned a 60 foot wide portion of Haleh Avenue and patent easements	Approved by PC	August 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Open Lands & Public Use	R-E & P-F	Undeveloped & Elementary school
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Mix of developed and undeveloped single family residential
West	Entertainment Mixed-Use (18 or more du/ac)	H-1	Apartment complex with bungalows

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

Related Applications

Application Number	Request
TM-22-500034	A tentative map for 21 single family lots on 4.4 acres is a companion item on this agenda.
VS-22-0095	A vacation and abandonment of patent easements on the site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. The existing subdivisions to the north along Haven Street have been developed at higher densities with smaller homes and lot sizes than the proposed project. Also, the adjacent residential properties to the east are also planned for Low-Intensity Suburban Neighborhood uses, the same as the subject site. As a result, staff can support the zoning request.

Design Review #1

The proposed subdivision layout and the variety of exterior elevations are harmonious with the surrounding development. Furthermore, only single story residences are proposed, which will improve privacy and aesthetics between the proposed houses and the adjacent existing single family homes to the east. However, even though the developed R-E zoned properties directly to the east of this site are planned for Low-Intensity Suburban Neighborhood uses, staff has concerns with the lot sizes along the east perimeter of the site with no transitional space. While landscaping is proposed along the east side of the site, the landscaping is located within individual lots which will be maintained by the property owners. There is no guarantee the trees will remain in place or be maintained. Staff finds such a lack of transition, within this area, without any extenuating circumstances or changes in the area, cannot be justified. In addition,

the submitted proposal does not meet policies within the Master Plan which encourages new development adjacent to existing land uses to be appropriately buffered with transitional space. All space necessary to achieving such transitions should be absorbed on the property supporting the new development. The site is in an area that has a mix of developed and undeveloped properties, with several homes in the R-E/RNP-I area. Therefore, staff cannot support the design review portion of this request.

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 of the zone change and design review #2; denial of 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 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;
- Single story homes only;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that 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 design reviews must commence within 4 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 Haven Street, 30 feet for Frias Avenue, 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APN 177-28-302-004 and -006; 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 #0369-2021 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

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

6A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input 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>NZC 22-0094</u> DATE FILED: <u>2-16-22</u></p> <p>PLANNER ASSIGNED: <u>RK</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3-30-22</u></p> <p>PC MEETING DATE: <u>4-19-22</u> R.E/RNPI to R-1</p> <p>BCC MEETING DATE: <u>5-18-22</u> Low Intensity Suburban</p> <p>FEE: <u>\$2825.00</u> MN</p>
	PROPERTY OWNER	<p>NAME: <u>Roohani Khusrow Family Trust and Roohani Khusrow TRS</u></p> <p>ADDRESS: <u>9500 Hillwood Drive, Suite 201</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: <u>(702) 623-2300</u> CELL: <u>(702) 249-0777</u></p> <p>E-MAIL: <u>kroohant@gmail.com</u></p>
	APPLICANT	<p>NAME: <u>Richmond American Homes</u></p> <p>ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u></p> <p>TELEPHONE: <u>(702) 240-5605</u> CELL: _____</p> <p>E-MAIL: <u>angela.pintley@mdch.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Kimley-Horn</u></p> <p>ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>(702) 623-7233</u> CELL: _____</p> <p>E-MAIL: <u>eric.hopkins@kimley-horn.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-28-302-004 & 177-28-302-008

PROPERTY ADDRESS and/or CROSS STREETS: NEC Frias Ave and Haven St

PROJECT DESCRIPTION: 5.0 acre project with 21 single-family residential units, zone change to R-1

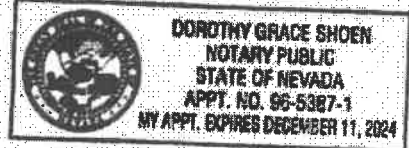
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] Khusrow Roohani - Trustee
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-22-21 (DATE)
 BY Khusrow Roohani - Trustee

NOTARY PUBLIC: Dorothy Grace Shoen



*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

January 3, 2022

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

NR 24-0094

**RE: Frias and Haven
Justification Letter for Land Use (Non-Conforming Zone Change and Design
Review) Application
APNs: 177-28-302-004, 006 & 018**

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 Frias Avenue and Haven Street (APNs: 177-28-302-004, 006 and 018) herein referred to as the "Site."

The north half of the approximate 4.8-acre site currently features two (2) single-family residences, and the south half of the site is vacant, undeveloped land zoned as Rural Estates Residential (R-E). Upon development of the site, the existing residences and accessory structures will be vacated and demolished. The site falls within the Enterprise Land Use Plan Area and is bound by properties with existing zoning as follows:

- North: Medium Density Residential (R-2)
- East: Rural Estates Residential (R-E)
- South: Rural Estates Residential (R-E)
- West: Limited Resort and Apartment (H-1)

In addition to the properties, the site is bound by Frias Avenue to the south and Haven Street 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-one (21) single-family residential units with a minimum lot square footage of 5,552 square feet, a maximum of 14,796 square feet and an average of 7,060 square feet. The proposed lots measure a minimum of 50-feet by 124-feet. The resulting density for the subdivision is 4.2± du/ac. Access to the proposed development will be provided by a proposed driveway off Haven Street.

The proposed architecture for the project includes 3 one-story plans that range in size from 2,052 square feet to 2,247 square feet. Each home will have 2 car garage, 3-4 bedrooms, and a 20' driveway. The proposed floor plans and elevations are included in the submittal package.

Perimeter landscaping and typical setbacks for 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 behind the attached sidewalk along Frias Avenue and Haven Street. The project will also provide a landscape buffer of one (1) tree per thirty (30) feet adjacent to the R-E properties along the eastern boundary per Table 30.64-1 and Figure 30.64-11. 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 Frias Avenue and Haven Street frontages adjacent to the development.

A Design Review is being requested for proposed fill over thirty-six (36) inches. The existing terrain of the project site features approximately 8 feet of fall across the site from southwest to northeast. The highest existing grade, at the southwest corner of the site is 2264' and the lowest existing grade, at the northeast corner of the site, is 2256'. With the development of the residential community, portions of the site will be filled to elevate the finished grade relative to the adjacent existing grades in order to protect the site from offsite storm water flows and maintain historical and planned drainage patterns. A maximum height of 4.5 feet of fill will be required to satisfy the design criteria for this site. The maximum finished grade onsite will be 2264' and approximately 13,000 cubic yards of fill material is anticipated for this project. A maximum height of 4.5 feet of fill, therefore, is requested for the Design Review to account for the highest proposed finished floor elevation relative to existing grade onsite.

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

EASEMENTS
(TITLE 30)

HAVEN ST/FRIAS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0095-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

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

RELATED INFORMATION:

APN:

177-28-302-004; 177-28-302-006; 177-28-302-018

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements and right-of-way on this site. The plans depict the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements and a remnant right-of-way spandrel located along the perimeter of the northern 2 parcels, excepting out the 30 feet for Haven Street which is needed for the dedication of a public right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0333-15	Reclassified the 2.5 acre parcel to the south to R-D zoning - expired	Approved by BCC	September 2015
VS-0842-01	Vacated and abandoned a 60 foot wide portion of Haleh Avenue and patent easements	Approved by PC	August 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8du/ac)	R-2	Single family residential
South	Open Lands & Public Use	R-E & P-F	Undeveloped & elementary school
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Entertainment Mixed-Use (18 or more du/ac)	H-1	Hotel complex with bungalows

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

Related Applications

Application Number	Request
ZC-22-0094	A zone change to reclassify this site to R-1 zoning for a single family residential development is a companion item on this agenda.
TM-22-500034	A tentative map for 21 single family residential lots on 4.4 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements and right-of-way 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 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 Haven Street, 30 feet for Frias Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input 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-22-0095</u>	DATE FILED: <u>2-16-22</u>
		PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>4-19-22</u> BCC MEETING DATE: <u>5-18-22</u> FEE: <u>\$875.00</u>	TAB/CAC DATE: <u>3-30-22</u> <u>R.E./RNP-I to R-1</u> <u>Low-Intensity Suburban</u> <u>MN</u>

PROPERTY OWNER	NAME: <u>Roohani Khusrow Family Trust and Roohani Khusrow TRS</u>
	ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 823-2300</u> CELL: <u>(702) 249-0777</u> E-MAIL: <u>kroohani@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>eric.hopkins@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-28-302-004 & 177-28-302-006

PROPERTY ADDRESS and/or CROSS STREETS: NEC Frias Ave and Haven St

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]

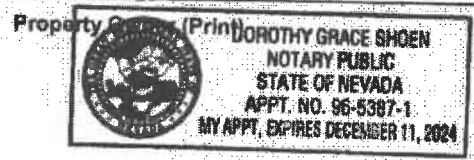
Khusrow Roohani - trustee

Property Owner (Signature)*

STATE OF NEVADA COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-22-21 (DATE)

By Khusrow Roohani - Trustee
 NOTARY PUBLIC: Dorothy Grace Shoen



*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	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
<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 #): _____		PG MEETING DATE: _____	BCC MEETING DATE: _____
		FEE: _____	

PROPERTY OWNER	NAME: <u>Windmill R. R. LLC</u>
	ADDRESS: <u>9500 Hillwood Drive, Suite 201</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>(702) 823-2300</u> CELL: <u>(702) 249-0777</u>
	E-MAIL: <u>kroohani@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>eric.hopkins@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-28-30-018

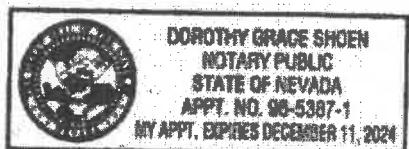
PROPERTY ADDRESS and/or CROSS STREETS: NEC Frias Ave and Haven St

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.

[Signature]
Property Owner (Signature)*

Khusrow Roohani - Manager
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 9-22-21 (DATE)
By Khusrow Roohani Manager
NOTARY PUBLIC: Dorothy Grace Shoen



*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

January 3, 2022

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

**RE: Frias and Haven
Justification Letter for Vacation Application
APNs: 177-28-302-004, 006 & 018**

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 Vacation Application. The subject project is a proposed residential subdivision located at the NEC of Frias Avenue and Haven Street (APNs: 177-28-302-004, 006 and 018) herein referred to as the "Site."

A Vacation Application is being requested and processed for this project to vacate the following easements and right-of-way:

- Portion patent easement granted by patent number 1158292 and recorded May 16, 1974 in Book 00426, as Instrument No. 385683.
- Portion of lands shown and dedicated on that Parcel Map filed in File 25, Page 47 of Parcel Maps, recorded April 11, 1979.

The portion of the patent easement (per patent No. 1158292) is being vacated because it is no longer needed for roadway access or utility installation and will now be utilized for the proposed single-family residences. This easement vacation is justified by improving the existing Site with the proposed residential subdivision.

The portions of lands dedicated on the Parcel Map filed in File 25, Page 47 are being vacated to clean up the vacation of the radial portion of property at the northwest corner of the Site. The area described in the vacation recorded in OR:19981208:00973 does not specify the radius of the spandrel area being vacated. The area described in the vacation recorded in OR:20020502:01619 specifies a radius of 15.00 feet as shown on Exhibit 'B'. The radius shown on the Parcel Map filed in File 25, Page 47 of Parcel Maps is 20.00 feet. The hatched area shown on Exhibit 'B' represents the an area of uncertainty to be vacated.

The Vacation Application and corresponding documents are included with this submittal for your review.

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

A handwritten signature in black ink, appearing to read "E Hopkins", written over a light gray grid background.

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

FRIAS AND HAVEN
(TITLE 30)

HAVEN ST/FRIAS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500034-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 21 single family residential lots and common lots on 4.4 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Haven Street and the north side of Frias Avenue within Enterprise. MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

177-28-302-004; 177-28-302-006; 177-28-302-018

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 10220 & 10240 Haven Street
- Site Acreage: 4.4
- Number of Lots: 21
- Density (du/ac): 4.8
- Minimum/Maximum Lot Size (square feet): 5,552/7,060
- Project Type: Single family residential development

The plans depict a single family residential development totaling 21 single family lots and 3 common area lots on 4.4 acres. The density of the overall development is shown at 4.8 dwelling units per acre. The lots range in size from a minimum of 5,552 square feet to a maximum of 7,060 square feet. The development will have access off Haven Street to the west. The lots within the subdivision will be served by 43 foot wide internal private streets, which includes a sidewalk on 1 side of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0333-15	Reclassified the 2.5 acre parcel to the south to R-D zoning - expired	Approved by BCC	September 2015
VS-0842-01	Vacated and abandoned a 60 foot wide portion of Haleh Avenue and patent easements	Approved by PC	August 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8du/ac)	R-2	Single family residential
South	Open Lands; Public Use	R-E & P-F	Undeveloped & elementary school
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Mix of developed and undeveloped single family residential
West	Entertainment Mixed-Use (18 or more du/ac)	H-1	Apartment complex with bungalows

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

Related Applications

Application Number	Request
ZC-22-0094	A zone change to reclassify this site to R-1 zoning for a single family residential development is a companion item on this agenda.
VS-22-0095	A vacation and abandonment of patent easements on the site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30; however, staff does not support the design review for this proposed subdivision and does not support this tentative map.

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 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Haven Street, 30 feet for Frias Avenue, 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.

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.

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 #0369-2021 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
CONTACT: KIMBEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119**



TENTATIVE MAP APPLICATION 8A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500034</u>	DATE FILED: <u>2-16-22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>PK</u>	TAB/CAC DATE: <u>3-30-22</u>
		TAB/CAC: <u>Enterprise</u>	PC MEETING DATE: <u>4-19-22</u>
		BCC MEETING DATE: <u>5-18-22</u>	R-1
		FEE: <u>\$750.00</u>	Low Intensity Suburban MN

PROPERTY OWNER	NAME: <u>Roohani Khusrow Family Trust and Roohani Khusrow TRS</u>
	ADDRESS: <u>9500 Hillwood Drive, Suite 201</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>(702) 823-2300</u> CELL: <u>(702) 249-0777</u>
	E-MAIL: <u>kroohani@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>8671 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>eric.hopkins@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-28-302-004 & 177-28-302-006

PROPERTY ADDRESS and/or CROSS STREETS: NEC Frias Ave and Haven St

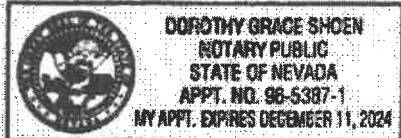
TENTATIVE MAP NAME: Frias and Haven

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.

Mr. Roohani Property Owner (Signature)*
Khusrow Roohani - trustee Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-22-21 (DATE)
 By Khusrow Roohani - trustee
 NOTARY PUBLIC: Dorothy Grace Shoen



***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.

04/20/22 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

BLUE DIAMOND RD/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0105-AGATE VALADEZ, LLC:

ZONE CHANGE to reclassify 12.3 acres from a C-2 (General Commercial) Zone, an H-2 (General Highway Frontage) Zone, and an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) perimeter wall height; 3) throat depth; and 4) non-dedication of Valadez Street.

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

Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise (description on file). JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:

176-21-601-001; 176-21-601-002; 176-21-601-008 through 176-21-601-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear yard setback to 6 feet where 15 feet is required per Table 30.40-3 (a 60% reduction).
2. Increase wall height to 16 feet (6 foot screen wall/10 foot retaining wall) where 9 feet (6 foot screen wall/3 foot retaining wall) is the maximum per Section 30.64.050 (a 78% increase).
3. Reduce the throat depth to 75 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 25% reduction).
4. Waive the dedication of a right-of-way being Valadez Street required per Section 30.52.030.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 204 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 467% increase).

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.3 acres
- Number of Lots/Units: 97 (single family)
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 2,772/5,361
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 1,590/2,482
- Open Space Required/Provided: 11,640/13,431

Site Plans

The plans depict a proposed 97 lot single family residential subdivision served by Cimarron Road with ingress/egress through a private street of Brookwood Forest Avenue. The proposed site plan shows 6 private streets at 43 feet wide with sidewalks on 1 side of the streets. Lot sizes vary from 2,772 square feet to 5,361 square feet. The units will have front loaded garages facing the private streets, and various common elements will supplement open spaces for the whole community. The applicant is showing reduced rear yard setbacks at 6 feet where 15 feet is required and is requesting a waiver as part of the application.

Landscaping

The plans depict a 15 foot wide landscape area along Cimarron Road, 6 foot wide landscape areas along Agate Avenue, and includes a network of common open spaces located throughout the development and listed as common elements.

Elevations

The plans depict single family residential homes and will consist of five, 2 story homes with a maximum height of 35 feet. All buildings will have unified and consistent architecture including building pop-outs with architectural enhancements to windows and doorways. The building materials generally consist of stucco siding with pop-out elements and additional facade relief on select portions of the horizontal planes. The roofs are pitched and consist of concrete tile.

Floor Plans

The plans depict homes with 3 bedrooms, kitchen, great room, loft, den, garages, and porches.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the project will consist of a 97 single family residential homes located in the Enterprise planning area and includes a zone change to R-3 (multiple family residential district).

The applicant indicates that the proposed project is in conformance with the Planned Land Use of Compact Neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0758-06	Vacated and abandoned 33 foot wide patent easements - expired	Approved by BCC	July 2006
WS-0572-06	Waivers to increase block wall height	Approved by BCC	July 2006
ZC-0770-04	Reclassified 2.5 acres from H-2 to C-2 zoning for a tavern	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low Intensity Suburban Neighborhood (up to 5 du/ac) & Compact Neighborhood (up to 18 du/ac)	R-E (RNP-I) & R-E	Undeveloped
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	C-2 & H-2	Commercial retail
East	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	R-E & C-2	Undeveloped
West	Neighborhood Commercial/Compact Neighborhood (up to 18 du/ac)	R-3 & C-1	Single family residential & commercial

Related Applications

Application Number	Request
TM-22-500036	A tentative map for a 97 lot single family residential subdivision is a companion item on this agenda.
VS-22-0108	A vacation and abandonment of government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

Staff finds the request for a zone change to an R-3 zone is consistent and compatible with the existing and planned residential development in this area. The reclassification from a C-2 zone, H-2 zone, and R-E zone complies with Countywide Goals and Policies, including Policy 1.1.1: Mix of Housing Types, whereby encouraging a diverse range of housing at varied densities and

in numerous locations and in part Policy 1.4.4: In-fill and redevelopment to encourage in-fill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area. Staff can support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds there are no unique or special circumstances for the site to warrant approval of the proposed setback reductions, and the applicant has not provided a sufficient justification to warrant the approval of the setback reductions. The requested reduction for the rear setbacks to 6 feet are due to the design of the project, which is a self-imposed hardship that staff does not support.

Waiver of Development Standards #2

Staff believes that an increase in block wall height up to a maximum of 10 feet retaining and 6 foot screen wall will have an impact on the surrounding properties. The Code stipulates that specified maximum wall height may be increased to include the height of the retaining wall up to a maximum of 12 feet. The request is for a total height of 16 feet and staff cannot support this request.

Design Review #1

Staff does not support the waivers of development standards that are necessary to approve this project; therefore, staff does not support this request.

Public Works - Development Review

Waiver of Development Standards #3 & #4

Design Review #2

Revised
9

CLARK COUNTY COMPREHENSIVE PLANNING LAND USE APPLICATIONS LAND USE APPLICATION ANALYSIS/CONDITIONS

APPLICATION NUMBER/OWNER
ZC-22-0105/AGATE VALADEZ L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

Waiver of Development Standards #3

Staff can not support the reduction in the throat depth to the visitor call box since this is a self-imposed hardship that could be addressed with a site redesign. Additionally a single access point from Cimarron Road, a collector street, increases the potential of stacking and collisions within the right-of way.

Waiver of Development Standards #4

Staff has no objection to the request to not dedicate either Valadez Street. The segment of street would result in a dead-end public street internal to the project and would not serve a public purpose.

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.

Recommendation:

Approval of Waiver of Development Standards #4, Design Review #2 and denial of Waiver of Development Standards #3.

Applied by: Jorge Orozco
Date entered: 3/21/2022

Preliminary Conditions

If approved:

- 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;

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Cimarron Road, 30 for Agate Avenue, and associated spandrel;
- Applicant to coordinate a contribution with Public Works for the extension of improvements for Agate Avenue;
- Coordinate with Public Works - Design Division for the Cimarron Road improvement project;
- Dedicate any right-of-way and easements necessary for the Cimarron Road Improvement project.
- 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 and for the Cimarron Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Cimarron Road improvement project;
- All other right-of-way and easement dedications to record with the subdivision map.
- 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. /jo

Applied by: Jorge Orozco
Date entered: 3/21/2022

APN(s):
176-21-601-001 through 176-21-601-002; 176-21-601-008 through 176-21-601-010

Staff Recommendation

Approval of the zone change; denial of waivers of development standards #1 and #2, and design review #1 (PW WDS #3 & WDS #4 & DR #2)

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Cimarron Road, 30 for Agate Avenue, and associated spandrel;
- Applicant to coordinate a contribution with Public Works for the extension of improvements for Agate Avenue;
- Coordinate with Public Works - Design Division for the Cimarron Road improvement project;
- Dedicate any right-of-way and easements necessary for the Cimarron Road improvement project;
- 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 and for the Cimarron Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Cimarron Road improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;

- 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.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: CHRISTA BILBREY

**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST., STE 200,
LAS VEGAS, NV 89119**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

9A

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 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 (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>20-22-0105</u> DATE FILED: <u>2/22/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3/30/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/20/22</u> FEE: <u>72200</u>
	PROPERTY OWNER NAME: <u>Cimarron Jones Properties LLC</u> ADDRESS: <u>4740 Siegfried St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>(714) 313-7535</u> CELL: <u>(714) 313-7535</u> E-MAIL: <u>h8young@yahoo.com</u>
	APPLICANT NAME: <u>KB Home</u> ADDRESS: <u>5795 W Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8466</u> CELL: <u>(702) 449-5131</u> E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Sonia Macias @ TCE</u> ADDRESS: <u>7080 La Cienega Street #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u> E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-21-601-001, 008

PROPERTY ADDRESS and/or CROSS STREETS: Agate Ave. / Cimarron Road

PROJECT DESCRIPTION: A Zone Change from RH to R-3

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

Henry Young (member Cimarron Jones Properties, LLC)
 Property Owner (Print)
see attached

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



ZC-22-0105

January 27, 2022

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

Re: Agate Cimarron
Zone Change, Design Review and Waiver of Development Standards
APN# 176-21-601-001, 002, 003, 009, 010
Project#: 004-21165

On behalf of KB Homes, we respectfully request your approval of a conforming Zone Change, Use Permit, Design Review and Waiver of Standards.

The project proposes a 97 lot single family detached residential development on approximately 12.21 acres at a density of 7.94 dwelling units per acre within the Enterprise Land Use planning area.

Location: The proposed project is located at the southeast corner of Cimarron Road and Agate Avenue within Section 21, Township 22 South, Range 60 East.

Zone Change: The project proposes a conforming zone change from R-E, C-2 and H-2 to R-3 under the Compact Neighborhood Land Use designation of the Enterprise Land Use Plan.

Design Review: The project proposes a 97 lot single family residential subdivision served by Cimarron Road, an 80 ft right-of-way public street. The proposed subdivision provides lot sizes that range from approximately 2,970 to 5,635 square feet with an average lot size of 3,361 square feet. The proposed project will consist of five 2 story homes that range in size from 1,590 to 2,482 square feet and provide varying elevations at a typical height of 35 feet. The homes each provide 2 car garages. The submitted floor plans and elevations conform to the design standards in Table 30.56-2 and 30.24.080 by providing covered porches, building pop-outs, and architectural enhancements to windows and doorways. The homes will be stucco finish with concrete tile roofs and optional finishes may be offered such as tile or stone veneer enhancements.

As required under section 30.32.040 of Title 30, the design review requests approval of an increase in the finished grade up to a maximum of 17'. This increase in grade is necessary to 1) Fill in an existing wash and provide storm drain improvements 2) provide sanitary sewer from the nearest sewer in Agate Avenue to the southeast corner of the site, 3) to provide the site with positive drainage and 4) elevate the site entrance at Cimarron Road to prevent public storm water from entering the site.

Waiver of Standards #1: Approval of a Waiver of Development Standards to allow a maximum 16' perimeter wall height (with 6' screen and 10' retaining) where 9' wall height is allowed by Title 30 section 30.64.050(a)(4). (a 77% increase) This condition occurs along the southern and eastern portion of the site adjacent to the existing commercial subdivision which is elevated 6 to 8.5 feet above the site.

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129



Justification: The increase in wall height is necessary to provide flood control protection to prevent off-site public storm water from entering the site at the Cimarron Road entrance and to provide sanitary sewer service to the southeast corner of the site (which is approximately 5 ft lower than Agate Avenue where the nearest sanitary sewer is available). The worst case wall condition occurs at the southeast corner of the site, where the existing adjacent development is approximately 7 ft higher than the site. The actual maximum wall heights will be determined by the grading plan that accompanies the drainage study and utility plan. The design of the flood control facilities must meet Clark County flood control design requirements and will be reviewed and approved by CCPW in the development process. The sanitary sewer design will be reviewed and approved by the Clark County Water Reclamation District.

Waiver of Standards #2: Approval of a waiver of development standards of Table 30.40-2 to allow a reduced rear yard setback of 6 feet where 15 feet is required (a 60% reduction).

Justification: Lots are configured in this project to allow for a 10 ft side yard of useable space per lot. This request is not to reduce the overall yard space, but to allow the useable space to be on the sideyard instead of the backyard. The typical usable side yard proposed with this project with the largest home is 660 square feet (10 foot side yard width X [6 foot rear yard + 66 foot house depth]) versus 525 square feet for the standard 15 foot back yard. The 6' rear yard setback will only apply to plans 2124 and 2469. Plan 1998 will maintain a 14 foot rear yard while plans 1590 and 1720 will maintain a 15 foot minimum rear yard.

Waiver of Standards #3: Approval of a waiver to allow a 75 foot throat depth from the entry street right-of-way to the call box where 100 feet is required per Clark County Area Standard Drawing number 222.1.

Justification: The entry street allows for 2 ingress lanes, one lane for visitors at the call box and a lane for residents to bypass the call box. The dual lanes provide an equivalent amount of queuing as a single lane with a 100 foot throat depth.

Waiver of Standards #4: Approval of a waiver to allow the non-dedication of Valadez Street, a 64th section line street, per Title 30 Subsection 30.52.030(a)(1)(D).

Justification: The adjacent commercial development to the South did not dedicate Valadez Street. Dedicating the street at this time would result in a dead end public street internal to the project.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,
Thomason Consulting Engineers

Sonia Macias
Project Coordinator

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

04/20/22 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

BLUE DIAMOND RD/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0108-AGATE VALADEZ, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road (alignment) and Blue Diamond Road, and between Cimarron Road and Buffalo Drive within Enterprise. (description on file). JJ/sd/xx (For possible action)

RELATED INFORMATION:

APN:

176-21-601-001; 176-21-601-002; 176-21-601-008 through 176-21-601-010

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The plans depict a proposed vacation and abandonment of existing 33 foot wide government patent easements. The applicant states that these easements are not necessary for the development of these parcels. APN 176-21-601-001, vacate and abandonment of 33 foot wide government patent easements located on the east and south parcel lines; APN 176-21-601-002, vacate and abandonment of 33 foot wide government patent easements located on the south, east, and west parcel lines; APN 176-21-601-008, vacate and abandonment of 33 foot wide government patent easements located on the north, south, and east parcel lines; and APNs 176-21-601-009 and 176-21-601-010, vacate and abandonment of 33 foot wide government patent easements located on the north, south, east, and west of each parcel lines.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0758-06	Vacated and abandoned 33 foot wide patent easements - expired	Approved by BCC	July 2006
WS-0572-06	Waivers to increase block wall height	Approved by BCC	July 2006
ZC-0770-04	Reclassified 2.5 acres from H-2 to C-2 zoning for a tavern	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low Intensity Suburban Neighborhood (up to 5 du/ac) & Compact Neighborhood (up to 18 du/ac)	R-E (RNP-I) & R-E	Undeveloped
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	C-2 & H-2	Commercial retail
East	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	R-E & C-2	Undeveloped
West	Neighborhood Commercial/Compact Neighborhood (up to 18 du/ac)	R-3 & C-1	Single family residential & commercial

Related Applications

Application Number	Request
TM-22-500036	A tentative map for a 97 lot single family residential subdivision is a companion item on this agenda.
ZC-22-0105	A zone change to reclassify the site to an R-3 zone with waivers and design reviews for a single family 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
 NOT READY TO MERGE

Staff Recommendation
 Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

revised 10

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

**APPLICATION NUMBER/OWNER
VS-22-0108/AGATE VALADEZ L L C**

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

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

Recommendation:
Approval.

Applied by: Jorge Orozco
Date entered: 3/21/2022

Preliminary Conditions

- Right-of-way dedication to include 35 feet to the back of curb for Cimarron Road, 30 feet for Agate Avenue, and associated spandrel;
- Coordinate with Public Works - Design Division for the Cimarron Road improvement project;
- Dedicate any right-of-way and easements necessary for the Cimarron Road improvement project;
- 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 for the Cimarron Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Cimarron Road improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording. /jo

Applied by: Jorge Orozco
Date entered: 3/21/2022

APN(s):
176-21-601-001 through 176-21-601-002; 176-21-601-008 through 176-21-601-010

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 Cimarron Road, 30 feet for Agate Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Coordinate with Public Works - Design Division for the Cimarron Road improvement project;
- Dedicate any right-of-way and easements necessary for the Cimarron Road improvement project;
- 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 for the Cimarron Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Cimarron Road improvement project;
- All other right-of-way and easement dedications to record with the subdivision map.

See Revised

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHRISTA BILBREY

**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST., STE 200,
LAS VEGAS, NV 89119**

Handwritten text, possibly a signature or name, oriented vertically.



VACATION APPLICATION

10A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0108</u>	DATE FILED: <u>2/22/22</u>
		PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC DATE: <u>3/30/22</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u> </u>	
		BCC MEETING DATE: <u>4/30/22</u>	
		FEE: <u>\$ 875</u>	

PROPERTY OWNER	NAME: <u>Agate Valadez LLC</u>
	ADDRESS: <u>9500 Hillwood Drive</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>KB Home</u>
	ADDRESS: <u>5795 W Badura Ave, Suite 180</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 266-8466</u> CELL: <u>(702) 449-5131</u>
	E-MAIL: <u>cbillbrey@kbhome.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Sonia Macias @ TCE</u>
	ADDRESS: <u>7080 La Cienega Street #200</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u>
	E-MAIL: <u>smacias@tce-lv.com</u>
	REF CONTACT ID #: <u>170761</u>

ASSESSOR'S PARCEL NUMBER(S): 176-21-601-002

PROPERTY ADDRESS and/or CROSS STREETS: Agate Ave. / Cimarron 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.

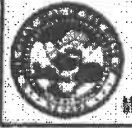
[Handwritten Signature]

Khushnaw Roohan' - manager

Property Owner (Signature)*

Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark



DOROTHY GRACE SHOEN
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 93-5387-1
MY APPT. EXPIRES DECEMBER 11, 2024

SUBSCRIBED AND SWORN BEFORE ME ON 12-3-21 (DATE)

By Khushnaw Roohan - manager

NOTARY PUBLIC: Dorothy Grace Shoen

*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		DEPARTMENT USE	APP. NUMBER: <u>VS 22 0108</u>	DATE FILED: <u>2/22/22</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>SWD</u>	TAB/CAC DATE: <u>3/30/22</u>
			TAB/CAC: <u>Enterprise</u>	
			PC MEETING DATE: <u>1</u>	
			BCC MEETING DATE: <u>4/20/22</u>	
			FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Cimarron Jones Properties LLC</u>
	ADDRESS: <u>4740 Siegfried St</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>(714) 313-7535</u> CELL: <u>(714) 313-7535</u>
	E-MAIL: <u>h8young@yahoo.com</u>

APPLICANT	NAME: <u>KB Home</u>
	ADDRESS: <u>5795 W Badura Ave, Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 266-8466</u> CELL: <u>(702) 449-5131</u>
	E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Sonia Macias @ TCE</u>
	ADDRESS: <u>7080 La Cienega Street #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u>
	E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>

ASSESSOR'S PARCEL NUMBER(S): 176-21-601-001, 008

PROPERTY ADDRESS and/or CROSS STREETS: Agate Ave. / Cimarron 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.

[Signature]
 Property Owner (Signature)

Henry Young (member Cimarron Jones Properties LLC)
 Property Owner (Print)

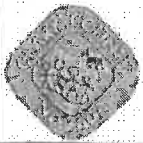
STATE OF NEVADA
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____

NOTARY PUBLIC: _____

see attached

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>V5-22-0108</u>	DATE FILED: <u>2/21/22</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>SWD</u>	TAB/CAC DATE: <u>3/30/22</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>4/20/22</u>	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>CIMA Blue LLC</u>
	ADDRESS: <u>8985 S. Eastern Ave. 120-B</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>KB Home</u>
	ADDRESS: <u>5795 W Badura Ave, Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 266-8466</u> CELL: <u>(702) 449-5131</u>
	E-MAIL: <u>cbilbrey@kbhome.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Sonia Macias @ TCE</u>
	ADDRESS: <u>7080 La Cienega Street #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u>
	E-MAIL: <u>smacias@tce-lv.com</u>
	REF CONTACT ID #: <u>170761</u>

ASSESSOR'S PARCEL NUMBER(S): 176-21-601-009, 010

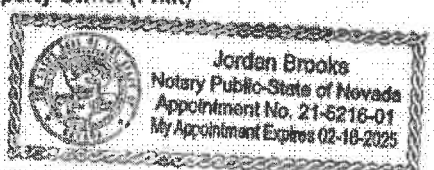
PROPERTY ADDRESS and/or CROSS STREETS: Agate Ave. / Cimarron Road

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.

[Signature]
Property Owner (Signature)*

Peyman Masachi
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON December 17, 2021 (DATE)
 By Peyman Masachi
 NOTARY PUBLIC: [Signature]



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

T THOMASON
C CONSULTING
E ENGINEERS

January 27, 2022

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

Re: Agate Cimarron
Vacation of Patent Easements
APN# 176-21-101-001, 002, 008, 009, 010
Project#: 004-21165


On behalf of KB Homes, we respectfully request your consideration of the attached vacation of patent easements.

Location: The proposed project is located at the southeast corner of Cimarron Road and Agate Avenue within Section 21, Township 22 South, Range 60 East.

Justification: We are requesting to vacate the existing patent easements along the perimeter of the each of the parcels as they are not needed with the proposed subdivision. The roadway easements are not necessary for the development of the subdivision as a public street is proposed to provide access to the proposed subdivision. This public street will be dedicated with the Final Map for the project. Public access to the project is provided by Cimarron Road.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,


Sonia Macias
Project Coordinator

7080 La Cienega Street #200
Las Vegas, NV 89119
Phone (702) 932-6125 • Fax (702) 932-6129
Page 4 of 4

04/20/22 BCC AGENDA SHEET

AGATE CIMARRON
(TITLE 30)

BLUE DIAMOND RD/CIMARRON RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500036-AGATE VALADEZ, LLC:

TENTATIVE MAP consisting of 97 single family residential lots and common lots on 12.3 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise. JJ/sd/xx (For possible action)

RELATED INFORMATION:

APN:

176-21-601-001; 176-21-601-002; 176-21-601-008 through 176-21-601-010

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.3
- Number of Lots/Units: 97
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 2,772/5,361
- Project Type: Single-family residential
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 1,590/2,482
- Open Space Required/Provided: 11,640/13,431

The plans depict a proposed 97 lot single family residential subdivision served by Cimarron Road with ingress/egress through a private street of Brookwood Forest Avenue. The proposed site plan shows 6 private streets at 43 feet wide with sidewalks on 1 side of the streets. Lot sizes vary from 2,772 square feet to 5,361 square feet. The units will have front loaded garages facing the private streets, and various common elements that will supplement open spaces for the whole community.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0758-06	Vacated and abandoned 33 foot wide patent easements - expired	Approved by BCC	July 2006
WS-0572-06	Waivers to increase block wall height	Approved by BCC	July 2006
ZC-0770-04	Reclassified 2.5 acres from H-2 to C-2 zoning for a tavern	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low Intensity Suburban Neighborhood (up to 5 du/ac) & Compact Neighborhood (up to 18 du/ac)	R-E (RNP-1) & R-E	Undeveloped
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	C-2 & H-2	Commercial retail
East	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	R-E & C-2	Undeveloped
West	Neighborhood Commercial/Compact Neighborhood (up to 18 du/ac)	R-3 & C-1	Single family residential & commercial

Related Applications

Application Number	Request
ZC-22-0105	A zone change to reclassify the site to an R-3 zone with waivers and design reviews for a single family development is a companion item on this agenda.
VS-22-0108	A vacation and abandonment of government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

The companion application for the zone change with waivers of development standards for setbacks and wall height has a staff recommendation for denial; therefore, the tentative map cannot be supported by staff as presented. Staff recommends denial of this tentative map application.

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 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.

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.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: CHRISTA BILBREY

**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST., STE 200,
LAS VEGAS, NV 89119**

See Attached PW Conditions

2021/2022 W9 Worksheet

Revised

11

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

**APPLICATION NUMBER/OWNER
TM-22-500036/AGATE VALADEZ L L C**

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Preliminary Conditions

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Cimarron Road, 30 for Agate Avenue, and associated spandrel;
- Applicant to coordinate a contribution with Public Works for the extension of improvements for Agate Avenue;
- Coordinate with Public Works - Design Division for the Cimarron Road improvement project;
- Dedicate any right-of-way and easements necessary for the Cimarron Road Improvement project.
- 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 and for the Cimarron Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Cimarron Road improvement project;
- All other right-of-way and easement dedications to record with the subdivision map.
- 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. /jo

Applied by: Jorge Orozco
Date entered: 3/21/2022

APN(s):
176-21-601-001 through 176-21-601-002; 176-21-601-008 through 176-21-601-010



TENTATIVE MAP APPLICATION 11A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500036</u> DATE FILED: <u>2/22/22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3/30/22</u> PC MEETING DATE: <u> </u> BCC MEETING DATE: <u>4/20/22</u> FEE: <u>\$ 750</u>

PROPERTY OWNER	NAME: <u>Agate Valdez LLC</u> ADDRESS: <u>9500 Hillwood Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 W Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8466</u> CELL: <u>(702) 449-5131</u> E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Sonia Macias @ TCE</u> ADDRESS: <u>7080 La Cienega Street #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u> E-MAIL: <u>smacias@tce-iv.com</u> REF CONTACT ID #: <u>170761</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-21-801-002

PROPERTY ADDRESS and/or CROSS STREETS: Agate Ave. / Cimarron Road

TENTATIVE MAP NAME: Agate Ave. / Cimarron 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. I, (We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature] _____ Khusrav Rookhani - manager
Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12-3-21 (DATE)
By Khusrav Rookhani - manager
NOTARY PUBLIC: Dorothy Grace Shoen

DOROTHY GRACE SHOEN
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 95-5387-1
MY APPT. EXPIRES DECEMBER 11, 2024

*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.

04/20/22 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

WARM SPRINGS RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0110-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.

USE PERMIT for an attached (townhouse) planned unit development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for residential units to a street; 2) reduce private street width; 3) reduce street intersection off-set; and 4) reduce back of curb radii for private streets.

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

Generally located on the south side of Warm Springs Road, 600 feet east of Buffalo Drive within Enterprise (description on file). MN/rk/jc (For possible action)

RELATED INFORMATION:

APN:

176-10-101-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce setback for residential units to a street to 5 feet where a minimum of 10 feet is required per Section 30.24.080 (a 50% reduction).
2. Reduce the width of a private street to 30 feet where a minimum of 37 feet with 36 feet of drivable surface is required per Chapter 30.52 (a 19% reduction).
3. Reduce street intersection off-set to 97 feet where a minimum of 125 feet is required per Chapter 30.52 (a 23% reduction).
4. Reduce back of curb radii for private streets to 15 feet where a minimum of 20 feet is the standard per Uniform Standard Drawing 201 (a 25% reduction).

DESIGN REVIEWS:

1. An attached (townhouse) planned unit development.
2. Increase finished grade to 108 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 82
- Density (du/ac): 16.1
- Minimum/Maximum Lot Size (square feet): 852/1,189
- Project Type: Attached (townhouse) planned unit development
- Number of Stories: 2 & 3
- Building Height (feet): Up to 35
- Square Feet: 1,199/1,802
- Open Space Required/Provided: 21,724/27,669
- Parking Required/Provided: 181/181

Site Plans

The plans depict an attached single family residential development consisting of 82 residential lots and 5 common lots with a density of 16.1 dwelling units per acre. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure.

The proposed development features a total of 12 buildings, made-up of 6 plex and 8 plex buildings that are adjacent to 30 foot wide private streets. The street network consists of 1 main driveway with a loop street and 2 stub streets toward the eastern portion of the site. The development will be served by a single point of ingress/egress to the north from Warm Springs Road. A network of common open spaces is located throughout the development, which will include, pool area with a deck, picnic tables, barbeques, benches, and a dog park. Parking will consist of designed surface off-street parking for both residents and visitors. Approximately 17 parking spaces are shown for the visitors and 164 parking spaces are provided for the residents. Parking spaces are located in front of the units, with a sidewalk in between the two.

Per Title 30, many of the development standards for planned unit developments are established by a use permit process based on the plans that are approved for the project by the Board of County Commissioners. The minimum setbacks for each of the townhouse units are the following.

- Front living area - 5 feet (worst case)
- Side street (corner) yard - 5 feet
- Interior side yard - 5 feet
- Rear yard - 10 feet
- Perimeter - 10 feet

Landscaping

Street landscaping consists of a 15 foot wide area which includes 5 foot wide detached sidewalk along Warm Springs Road. Along the west property line there is a 5.5 foot wide landscape

buffer with landscaping per Figure 30.64-11. Internal to the site a network of common open space areas are located throughout the development which will include pool area with a deck, picnic tables, barbeques, benches, and a dog park. The development requires 21,724 square feet of open space where 27,669 square feet of open space is provided.

Elevations

The proposed building type for the project is attached buildings which includes up to 2 different building model types each with 3 elevations. All buildings will have unified and consistent architecture. The building materials generally consist of stucco siding and pop-out elements that include vertical and horizontal articulation and additional facade relief on select portions of the horizontal planes. The elevations also depict substantial window and door enhancements consisting of elements such as composite wood trim and stucco pop-outs at a scale consistent with single family residential buildings. The roofs are pitched and consist of concrete tile. The attached units are shown at 2 and 3 stories and 35 feet high.

Floor Plans

The plans depict 2 and 3 bedroom units with 4 different floor plans that range from 1,199 square feet to 1,802 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a conforming zone change to R-3 zoning with a special use permit for a Planned Unit Development. The applicant indicates the site is within walking distance of the employment sectors of the area and the project is in full compliance with several Goals and Policies contained within the Master Plan regarding the provision for diverse housing options to meet the needs of residents. According to the applicant, the waivers of development standards are appropriate since the development is lower density than typical attached developments. The reduced setbacks to the street are internal to the subdivision street and will not impact the adjacent properties or future residence of the development. Furthermore, the reduced street width is suitable since the streets function as a drive aisle with access to the parking stalls as is common to multiple family developments. The design will meet all fire access requirements and meet turning movement requirements. Furthermore, the street intersection off-set is appropriate because this subdivision is non-gated, and traffic will not queue at the entrance creating congestion on the public right-of-way. Similar off-sets have been approved and this request is common with townhome developments with no known adverse impacts.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700006	Redesignated the planned land use category from CG (Commercial General) to RH (Residential High)	Approved by BCC	March 2019

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0567-13	Reclassified this site to R-2 zoning for a single family residential subdivision - expired	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	R-3	Condominium development
East	Compact Neighborhood (up to 18 du/ac)	C-2	Undeveloped
West	Corridor Mixed-Use	R-2	Single family residential

Related Applications

Application Number	Request
VS-22-0111	A request to vacate and abandon patent easements on this site is a companion item on this agenda.
TM-22-500037	A tentative map for 82 single family residential lots on 5 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 conforming zone boundary amendment is within the range of residential densities anticipated for this site by the Land Use Plan within the Master Plan. In addition, the R-3 zoning corresponds with an R-3 zoned condominium development directly to the south, and it is compatible with an R-2 zoned single family subdivision to the west. As a result, staff can support the zoning request.

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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.

Townhomes provide an additional living option, which allows housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. Also, the location of this attached single family development will provide alternatives to some of the surrounding detached single family

subdivisions in the area, and it will not create any undue adverse effects on adjacent properties. Therefore, staff can support the use permit request.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses 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

Reducing setbacks to 5 feet within the planned unit development from residential units to the sidewalk, street, or curb is to account for worse case scenarios. Since the reduced setbacks are internal to the site and will mostly be 5 feet, staff does not anticipate any negative visual or safety impacts. Therefore, staff can support this portion of the request.

Design Review #1

The layout of the subdivision includes appropriate circulation, parking spaces distributed throughout the site, and large common lots to recreate. Also, the townhomes are aesthetically pleasing and will create a cohesive community with the R-3 zoned development to the south. The design of the proposed elevations incorporate varying rooflines, pop-outs, and exterior building materials. Furthermore, the development is consistent with the goals and policies of the Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. Therefore, staff can support the request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to reduce the width of the private streets provided that Fire Prevention approves the request.

Waiver of Development Standards #3

Staff has no objection to the reduction in the street intersection off-set between Warm Springs Road and Light Blue. With the additional common elements adjacent to Icy Topaz, visibility will be improved for those entering the site.

Waiver of Development Standards #4

Staff has no objection to the request to reduce the back of curb radius on the private streets provided that Fire Prevention approves the request.

Design Review 2

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

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid 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 Harry Reid 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 use permit, waivers of development standards, and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Comply with approved drainage study PW22-10516;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0295-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE LIVING, INC.

CONTACT: EMILY SIDEBOTTOM, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

12A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input checked="" 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 style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>2C-22-0110</u> DATE FILED: <u>2-22-22</u></p> <p>PLANNER ASSIGNED: <u>RK</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3-30-22</u></p> <p>PC MEETING DATE: <u>—</u> <u>R.E to R-3 (Townhome)</u></p> <p>BCC MEETING DATE: <u>4.20.22</u> <u>Compact Neighborhood</u></p> <p>FEE: <u>\$2875.00</u> <u>MN NZC-OSC7-13 PA18-200006</u></p>
	PROPERTY OWNER	<p>NAME: <u>Roohani Khusrow Family Trustee of the Khusrow Roohani Family Trust</u></p> <p>ADDRESS: <u>9500 Hillwood Dr. #201</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Touchstone Living Inc.</u></p> <p>ADDRESS: <u>9205 W. Russell Rd. Suite 235</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u></p> <p>TELEPHONE: <u>702-929-3126</u> CELL: _____</p> <p>E-MAIL: <u>dmanning@touchstoneliving.com</u> REF CONTACT ID #: <u>N/A</u></p>
	CORRESPONDENT	<p>NAME: <u>Taney Engineering Attn: Elisha Scrogum</u></p> <p>ADDRESS: <u>8030 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>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-10-101-003

PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs & Pioneer

PROJECT DESCRIPTION: Single Family Attached (Townhomes)

(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.

Roohani Khusrow
Khusrow Roohani-Trustee

Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-28-21 (DATE)

by Roohani Khusrow

NOTARY PUBLIC: Dorothy Grace Shoen

DOROTHY GRACE SHOEN
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 85-5387-1
MY APPT. EXPIRES DECEMBER 11, 2024

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



TANEY ENGINEERING

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

February 10, 2022

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

**Re: Warm Springs & Pioneer
APN: 176-10-101-003**

To whom it may concern:

On behalf of our client, Touchstone Living, Inc., Taney Engineering is respectfully submitting a project description letter for a Tentative Map, Conforming Zone Change, Waiver of Standards, and Design Review for a proposed 5.08 gross-acre, 82 lot single-family attached townhouse subdivision.

Project Description:

The project consists of 82 lots on 5.08 gross-acres for an anticipated density of 16.14 dwelling units per acre. The site is located on the south side of Warm Springs Road and approximately 600 ft. east of Buffalo Drive. The parcel is currently zoned R-E (Rural Estates Residential) with a planned land use designation of Compact Neighborhood (CN) which anticipates residential densities of up to 18 dwelling units per acre. The request is a conforming zone change to R-3 (Multiple Family Residential) zoning with a special use permit and design review for a Planned Unit Development (PUD). The site is within walking distance of the last remaining areas within Enterprise that are planned for Business Employment (BE) and proposed to be the economic/employment sectors of the area. The Business Employment category encourages concentrated areas of employment and ancillary commercial uses that will bring jobs and add to the economy of the Las Vegas Valley.

Based on the attached site plan with corresponding housing type, density, setbacks, parking, and buffering, the proposed use is entirely consistent with the intent of the Compact Neighborhood (CN) land use category and R-3 zoning district. The Compact Neighborhood category indicates that the primary land uses will include, in part, single-family attached, triplexes, fourplexes, and townhomes. The category includes characteristics that support a wide range of housing types at varied densities that encourage an integrated mix of housing types which are all located within walking and biking distance of services and amenities, including transit. Therefore, the project is in full compliance with several Goals and Policies contained within the Clark County Master Plan regarding the provision for diverse housing options to meet the needs of residents.

This project will consist of two and three-story attached townhouses in six and eightplex configurations, with building heights of 24.83 ft. to 34.5 ft., and a maximum height of 35 ft. The homes will vary in size from approximately 1,203 sq. ft. to 1,807 sq. ft. The site will also provide 27,669 SF of open space in excess of the required 20,626 SF with outdoor amenities such as a pool, BBQ area with picnic tables, and a dog park with artificial turf, benches, and a dog waste station.

The project site is bounded by properties with the following zoning and planned land use:

- North: C-2 (General Commercial): Business Employment (BE)
- East: C-2 (General Commercial): Compact Neighborhood (CN)
- South: R-3 (Multiple Family Residential): Compact Neighborhood (CN)



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- West: R-2 (Medium Density Residential); Corridor Mixed Use (CM)

All lots will have access to non-gated private streets that exit to Warm Springs Road. Perimeter landscaping is being provided by a 15 ft. landscaped area with detached sidewalks along Warm Springs Road. The entire site is accessible by 4 ft. sidewalks on both sides of the streets, except for Golden Sunrise Street, which has a 5 ft. sidewalk on one side.

The subdivision proposes to use standard cross fall streets with 2% minimum slopes.

Conforming Zone Change

Warm Springs Road is a principal arterial street and is primarily planned and developed with industrial, more intense commercial and high-density residential uses. The requested R-3 zone conforms to the Clark County Master Plan and is consistent and compatible with existing and proposed land uses in the area.

The planned Business Employment (BE) areas directly on the north side of Warm Springs Road further increase the demand for diverse housing options which furthers this request as entirely appropriate on this site. The proposed development will not have an adverse impact on services and facilities not already planned in the area. This townhome development will provide many on-site recreational opportunities for the residents. The project will further the completion of the much-needed full off-site improvements for this unimproved segment of Warm Springs Road between Rainbow Boulevard and Buffalo Drive which will facilitate traffic movement and provide for a seamless, improved Warm Springs Road.

The proposed development fully complies with and furthers goals and policies contained within the Clark County Master Plan. The project furthers Goal 1.1 which encourages providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. Additionally, the proposed project also complies with Goal 1.3 which encourages the development of new neighborhoods that embody Clark County's core values. The proposed development complies with the following Master Plan policies:

1. Policy 1.1.1: Mix of Housing Types which encourages, in part, the provision of diverse housing types at varied densities and in numerous locations. In particular, seek opportunities to expand "middle" housing options that are less prevalent in unincorporated parts of Clark County, such as duplexes, townhomes, three and four-plexes;
2. Policy 1.1.2: Housing Access which encourages concentrating higher-density housing in areas with access to existing or planned high-frequency transit corridors, major employment centers, existing infrastructure, and other services;
3. Policy 1.3.1: Neighborhood Identity which encourages the integration of varied housing models, architectural styles, streetscapes, signage, common landscaped areas, and other character defining features that contribute to a distinct neighborhood identity;
4. Policy 1.3.2: Mix of Housing Options within Neighborhoods encourages, in part, a mix of housing options, both product types and unit sizes, within neighborhoods;
5. Policy 1.3.5: Neighborhood Livability encourages, in part, the integration and connection of parks, trails, common open space, recreational amenities, or other features in new neighborhoods to enhance the health and quality of life of residents.



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Special Use Permit

The applicant is requesting a planned unit development (PUD) in an R-3 zoning district to allow townhomes and establish certain development standards through the site development plan review.

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential land use patterns that include efficient pedestrian and vehicular traffic systems and streetscapes, enhanced residential amenities, and allowances for the provision of usable open space.

A PUD shall address the land use objectives that further the Master Plan and Title 30 as follows:

1. **Common ownership or unified control to ensure unified development:** The proposed development will be developed by Touchstone Living Inc.
2. **Minimize adverse impacts on surrounding property:** The proposed development is compatible with the surrounding development and will function as a transitional land use between R-2 and R-3 zoning and C-2 zoning. The existing R-3 zoning is a multiple family residential development at 18 dwelling units per acre directly to the south while the proposed development is single family attached townhomes at 16.1 dwelling units per acre.
3. **Encourage infill development that is compatible and harmonious with adjacent uses, both existing and planned:** This site is considered an infill development. There are single family, multiple family, commercial, and industrial uses that either exist or are planned. The site design is compatible with the existing and planned uses and harmonious to the area.
4. **Provide development that is compatible with the County's goals and objectives and contributes to the general prosperity, health, safety, and welfare of the community:** The development will comply with all applicable goals and policies of the Clark County Master Plan.
5. **Provide consistency with the Plan, this Title, and other applicable plans, policies, standards, and regulations:** As mentioned in the conforming zone change portion of this request, the development will be consistent and compliant with all applicable goals and policies.

As part of the PUD and the site development plan, the applicant is requesting setbacks as shown on the site plan and depicted in the table below.

Therefore, the townhome development is entirely appropriate since the attached single-family development is on an arterial street and located adjacent or contiguous to more intense land uses. The overall design of the development is not a typical single-family residential development; however, the standards for a planned unit development allow for flexibility in design to provide for innovative and unique housing options as encouraged by the anticipated land uses and characteristics of the Compact Neighborhood (CN) land use category. With the recent adoption of the new Clark County Master Plan, there are key considerations for neighborhoods that are intended to be used as a supplement to the Compact Neighborhood land use category. The first consideration is a mix of housing types and encouraging a diversity of housing options by avoiding large concentrations of single-family detached housing type and concentrating higher-density housing types along major transportation corridors where transit service exists or is planned. The second consideration is infill development and expanding housing options in areas where infrastructure and services are already in place.

Finally, this development will provide for first-time homeownership rather than acting as a rental community. The buildings contain a substantial amount of vertical and horizontal articulation and other architectural enhancements which enliven the streetscape and overall community.



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Waivers of Development Standards

While the proposed alternatives do not comply with required provisions, it is recognized that individual sites may present unique characteristics, the operation and location of this site could be best developed through the application of alternative site development standards which depart from the requirements of Title 30. 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 Standards – Street Widths

On behalf of our client, we would like to request a waiver of standards for private street widths of 30' where 37' is required. The reduced street width is appropriate due to the street's function as a drive aisle with access to parking stalls as is common in similarly developed multi-family subdivisions. There is no on-site parking allowed other than in the provided parking stalls. Similar requests have been approved throughout Clark County with no known negative impacts. The applicant will comply with all provisions of Fire Prevention.

Waiver of Standards – Curb Radius

On behalf of our client, we are requesting to reduce the back of curb radius for private streets to 15 ft. where 20 ft. is required. The proposed design will meet all fire access and turning movement requirements.

Waiver of Standards – Street Intersection Off-Set

On behalf of our client, we are requesting a street intersection off-set of 97.93 ft. where 125 ft. is required. This is appropriate because as this subdivision is non-gated, traffic will not queue at the entrance and create congestion on the public right-of-way. Similar off-sets have also been approved at nearby subdivisions and this request is common with townhome developments with no known adverse impacts.

Waiver of Standards – Street Setback

On behalf of our client, we would like to request modified standards for the setback to any street, drive aisle, sidewalk, or curb to be 5 ft. where 10 ft. is required per Title 30.56.40. We believe that this request is appropriate because the reduced setbacks are internal to the subdivision and private streets and do not have any impact on adjacent properties.

Use Permit – Modified Standard – Building Setbacks

Setbacks are as follows:

- Front: 5 ft.
- Rear: Minimum 10 ft.
- Interior Side: 0 ft. (unit to unit)
5 ft. from building to property line
- Side Street Corner: 5 ft.
- Perimeter: 10 ft.



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Use Permit – Modified Standard – Wall Height

On behalf of our client, we would like to request modified standards for an increase in wall heights along the eastern property line, adjacent to existing C-2 zoning. The wall will consist of retaining walls up to heights of 9 ft. in combination with 6 ft. of screen wall, resulting in up to 15 ft. of height where Title 30 allows for 9 ft. total combined between retaining and screen walls. The increased wall height will provide a better buffer between the adjacent commercial property that has an approximately 4.5 ft. increase in elevation from our proposed pad grade.

Design Review – Excess Fill

On behalf of our client, we would like to apply for a design review for the excess fill along the eastern and southern lots, where 3 ft. is allowed. This is required due to the elevation needed for proper drainage of the site. We believe that the difference in elevation between the proposed and existing grade is 9 ft. maximum of fill above the existing elevations on the site. We expect the impact on the adjacent properties to be negligible.

Therefore, the proposed use and site location achieve the following: a) the proposed use is in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; b) the proposed use will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for your consideration.

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,

Jeremiah Johnson
Land Planner

EASEMENTS
(TITLE 30)

WARM SPRINGS RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0111-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and between Buffalo Drive and Pioneer Way within Enterprise (description on file). MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-10-101-003

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 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 government patent easements along the south, east and west perimeters of the parcel. The applicant indicates these easements are not necessary due to the development of the surrounding area, and street patterns have been established to serve the public interest for roadway or utility purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700006	Redesignated the planned land use category from CG (Commercial General) to RH (Residential High)	Approved by BCC	March 2019
NZC-0567-13	Reclassified this site to R-2 zoning for a single family residential subdivision - expired	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	R-3	Condominium development
East	Compact Neighborhood (up to 18 du/ac)	C-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Corridor Mixed-Use	R-2	Single family residential

Related Applications

Application Number	Request
ZC-22-0110	A zone change to reclassify this site to R-3 zoning for an attached single family residential development (townhouses) is a companion item on this agenda.
TM-22-500037	A tentative map for 82 single family residential lots on 5 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.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS.

Current Planning

- 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 45 feet to the back of curb for Warm Springs 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE LIVING, INC.

CONTACT: EMILY SIDEBOTTOM, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV
89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

13A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0111</u>	DATE FILED: <u>2-22-22</u>
		PLANNER ASSIGNED: <u>PK</u>	TAB/CAC DATE: <u>3-30-22</u>
<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 #): _____		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: _____	<u>R-3</u>
		BCC MEETING DATE: <u>4-20-22</u>	<u>Compact Neighborhood</u>
		FEE: <u>\$875.00</u>	<u>MN N2C OSC 7-13 PA 18.700.000</u>

PROPERTY OWNER	NAME: <u>Roohani Khusrow Family Trustee of the Khusrow Roohani Family Trust</u>
	ADDRESS: <u>9500 Hillwood Dr. #201</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Touchstone Living Inc.</u>
	ADDRESS: <u>9205 W. Russell Rd. Suite 235</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-929-3126</u> CELL: _____
	E-MAIL: <u>dmanning@touchstoneliving.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 176-10-101-003

PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs & Pioneer

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.

[Signature]
Property Owner (Signature)*

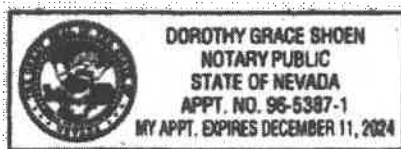
STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/28/21 (DATE)

By Khusrow Roohani - Trustee

NOTARY PUBLIC: Dorothy Grace Shoen

Khusrow Roohani - 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.



TANEY ENGINEERING

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PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

January 19, 2022

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

**Re: Warm Springs & Pioneer – Vacation Justification Letter
APN: 176-10-101-003**

To whom it may concern:

On behalf of our client, Touchstone Living, Inc., Taney Engineering is respectfully submitting a project description letter for a vacation of a patent easement.

Patent Easement Vacation:

We are requesting to vacate the eastern, southern, and western 33 ft. portions of the patent easement, Patent Number 1205017. Due to the parcel being developed into an 82 lot single-family attached townhouse subdivision, the stated patent easement is no longer necessary.

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

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

Respectfully,

Jeremiah Johnson
Land Planner

04/20/22 BCC AGENDA SHEET

WARM SPRINGS & PIONEER
(TITLE 30)

WARM SPRINGS RD/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500037-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 82 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the south side of Warm Springs Road, 600 feet east of Buffalo Drive within Enterprise. MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-10-101-003

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 82
- Density (du/ac): 16.1
- Minimum/Maximum Lot Size (square feet): 852/1,189
- Project Type: Attached (townhouse) planned unit development

The plans depict an attached single family residential development consisting of 82 residential lots and 5 common lots with a density of 16.1 dwelling units per acre. The project is made-up of 6 plex and 8 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive with a loop street around the center of the project. The development will be served by a single point of ingress/egress to the north from Warm Springs Road. A network of common open spaces is located throughout the development, which will include, picnic tables, barbeques, benches, and a dog park. Parking will consist of designed surface off-street parking for residents and visitors. Approximately 17 parking spaces are shown for the visitors and 164 parking spaces are provided for the residents. Parking spaces are located in front of the units, with a sidewalk in between the two.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700006	Redesignated the planned land use category from CG (Commercial General) to RH (Residential High)	Approved by BCC	March 2019
NZC-0567-13	Reclassified this site to R-2 zoning for a single family residential subdivision - expired	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	R-3	Condominium development
East	Compact Neighborhood (up to 18 du/ac)	C-2	Undeveloped
West	Corridor Mixed-Use	R-2	Single family residential

Related Applications

Application Number	Request
ZC-22-0110	A zone change to reclassify this site to R-3 zoning for an attached single family residential development (townhouses) is a companion item on this agenda.
VS-22-0111	A request to vacate and abandon patent easements on this site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid 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 Harry Reid 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 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

- Comply with approved drainage study PW22-10516;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs 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.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

#0295-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TOUCHSTONE LIVING, INC.
CONTACT: EMILY SIDEBOTTOM, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV
89118

DRAFT



TENTATIVE MAP APPLICATION 14A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500037</u>	DATE FILED: <u>2-22-22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>3-30-22</u>
		TAB/CAC: <u>Enterprise</u>	<u>R-3</u>
		PC MEETING DATE: <u>—</u>	<u>Compact Neighborhood</u>
		BCC MEETING DATE: <u>4-20-22</u>	<u>MN 22-0567.13 PA 18-7006</u>
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>Roohani Khusrow Family Trustee of the Khusrow Roohani Family Trust</u> ADDRESS: <u>9500 Hillwood Dr. #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Touchstone Living Inc.</u> ADDRESS: <u>9205 W. Russell Rd. Suite 235</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-929-3126</u> CELL: _____ E-MAIL: <u>dmanning@touchstoneliving.com</u> REF CONTACT ID #: <u>N/A</u>
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CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>
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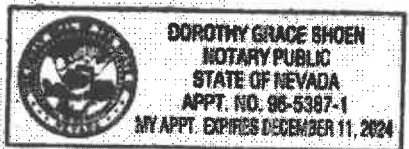
ASSESSOR'S PARCEL NUMBER(S): 176-10-101-003

PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs & Pioneer
 TENTATIVE MAP NAME: Warm Springs & Pioneer

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.

Khusrow Roohani - trustee
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 10/28/21 (DATE)
 By Khusrow Roohani - Trustee
 NOTARY PUBLIC: Dorothy Grace Shoen



*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.

KENNEL & RETAIL
(TITLE 30)

PYLE AVE/ ULLOM DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0092-MARES INC 2015, LLC:

ZONE CHANGE to reclassify 0.9 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

USE PERMITS for the following: 1) retail as a principal use; and 2) allow kennels outside in an M-D Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit outside commercial use; 2) reduce setback; 3) allow access to a residential local street (Ullom Drive); 4) modified street landscaping; and 5) allow modified driveway design standards.

DESIGN REVIEW for an outside dog run in conjunction with a proposed kennel (dog daycare and boarding) with retail.

Generally located on the north side of Pyle Avenue and the east side of Ullom Drive within Enterprise (description on file). JJ/lm/jo (For possible action)

RELATED INFORMATION:

APN:

177-30-204-004

USE PERMITS:

1. Allow retail as a principal use in an M-D Zone (dog grooming, physical therapy, and related sales of dog care accessories).
2. Allow kennels outside in an M-D Zone.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit outside commercial use (dog run and training area in conjunction with kennel and dog training).
2. Reduce street side setback to 15 feet where 20 feet is required per Table 30.40-5 (a 25% reduction).
3. Allow access to a residential local street (Ullom Drive) where not permitted per Table 30.56.2.
4. Allow modified street landscaping and screening with an attached sidewalk along Pyle Avenue where Figure 30.64-17 is required.
5. Reduce driveway approach distance to 40.5 feet where a minimum distance of 190 feet is required per Uniform Standard Drawing 222.1 (a 78% reduction).

**LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Retail building with kennel
- Number of Stories: 1
- Building Height: 25 feet, 3 inches
- Square Feet: 10,564
- Parking Required/Provided: 40/43

Site Plans

The plans depict a single story retail and kennel building located on the westerly portion of the site and set back 74 feet from the residential development to the east. Access to the property is from commercial driveways on Pyle Avenue and Ullom Drive with parking located along the north and east portions of the site. The building is set back 15 feet from Ullom Drive and 24 feet from Pyle Avenue. Trash enclosure and loading space are located at the northeast corner of the building, and bicycle parking is located near the southeast corner of the building. The main entrance of the building is located on the east building face with a decorative block screened outside dog run and training areas located on the north, west, and south sides of the building. The proposed commercial driveway on Pyle Avenue is located 42 feet 7 inches from Ullom Drive.

Landscaping

Street landscaping includes a 6 foot wide (minimum width) landscape area along Pyle Avenue and Ullom Drive with an attached sidewalk. A 6 foot wide landscape area is located along the east and north property lines with 1 tree per 20 feet per Figure 30.64-11. The outside dog run and training areas range in size from 8 feet wide to 13 feet wide and are finished with artificial turf. Landscaping materials include Silver Dollar Gum and Arizona Ash trees, shrubbery, and groundcover. There is a 6 foot wall with wrought iron opening (constructed by development to the east) located along the east property line and a 6 foot wall located along the north property line, both constructed by the adjoining development. Parking lot landscaping fingers are provided adjacent to all parking areas.

Elevations

The plans depict a 25 foot 3 inch high commercial structure with residential details including painted stucco, barrel tile roofing, multiple rooflines, stone veneer columns at the entry and rear elevation, and carriage lights at easterly entrances. The east and west elevations include covered entries and covered patio areas. All mechanical equipment is ground mounted and located behind the split-faced screen wall surrounding the outside kennel area.

Floor Plans

The plans show an overall building area of 10,564 square foot building that consists of a covered entry on the east face with entrance for the retail space, daycare check-in, grooming and bath areas, offices, 2 daycare areas, and 4 boarding/kennel areas (consisting of 7 bays each, 28 dogs at full occupancy) that are enclosed with indoor access only to each dog run.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site was previously zoned for office warehouse and the intended use complements the surrounding developing residential uses. The anticipated uses include daycare, kennel with dog runs, retail, grooming, and training for pet services. Overall hours of operation are anticipated to be as follows: daycare 7:00 a.m. to 7:00 p.m., kennel and retail 9:00 a.m. to 8:00 p.m., and grooming and training 9:00 a.m. to 5:00 p.m. The daycare area will be staffed to provide constant observation of all activities. Grooming and bath areas are divided into individual wash or assisted wash (retail). The purpose of the proposed uses is to provide for neighborhood access to pet daycare, kennels with dog runs, grooming, training, and retail sales of dog related supplies. Outdoor training will be conducted on the west side of the building along Ullom Drive. The reduced setback along Ullom Drive is necessitated to provide adequate space for the two-way drive aisle with accompanying parking and landscaping. The reduction to the required approach distance is due to the narrowness of the parcel which is 122 feet wide and with the residential development to the east there is no opportunity to provide a shared driveway for access along Pyle Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0753-17	Vacated and abandoned patent easements - recorded	Approved by PC	October 2017
WS-0070-17	Office warehouse with modified off-site improvement standards - expired	Approved by BCC	March 2017
DR-0212-16	Office warehouse development - expired	Approved by BCC	July 2016
ZC-0705-14	Reclassified 1.3 acres to M-D zoning for future office warehouse - expired	Approved by BCC	October 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	RUD	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business Employment	C-2 & R-5	Tavern & multiple family residential

This site and the surrounding area located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-22-0093	A request to vacate public access 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

Zone Change

The request conforms with policies set forth in the Master Plan. Business Employment section, where such uses may include small-scale commercial services, such as the proposed use, are considered primary uses for this land use category and provide for areas of employment and commercial uses. While there is an existing tavern with restaurant to the west, and most of the area is zoned for residential uses it makes this site harmonious with the developing area. Therefore, staff can support the zone change request.

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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.

Retail and kennel in M-D zoning may be appropriate with sufficient considerations for the properties surrounding the site. While the residential development to the north and east are under construction, the proposed uses will be complementary and beneficial to the surrounding neighborhoods.

Waivers of Development Standards

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

Waivers of Development Standards #1 through #4

The outside location for the training area and dog runs attached to the kennels have been oriented to reduce the potential impact on the developing residential properties to the north and east. Staff has no objection to the reduced street side setback which allows for protection of the building with the decorative screen wall located behind the street landscaping. Typically, staff does not support attached sidewalks along collector streets (Pyle Avenue); however, this property is requesting a minimal reduction due to the street frontage of the parcel being narrow, the location for the commercial driveway along Pyle Avenue, the constraints of sight visibility zones for the intersection and driveway, and this design provides sufficient landscaping along the street frontage. Staff finds the commercial access to the local street (Ullom Drive), should have minimum impact on the residential developments to the north because neither of the approved developments take access to Ullom Drive between Pyle Avenue and Le Baron Avenue. Therefore, staff can support these requests.

Design Review

Staff finds that the proposed design of the building in height, and location on the site includes consideration for the developing residential properties to the north and east. The proposed building height is 25 feet 3 inches, and the residential properties were approved with 2 story residences and an overall height of 24 feet 4 inches. Exterior building materials include traditional residential architectural details which will further blend the use with the surrounding approved residential projects. In addition, the design and layout includes adequate landscaping, buffering, and parking to accommodate the use. Furthermore, the parking lot is meeting Code by having a landscape finger every 6 spaces and landscape buffers along the east and north property lines. Staff finds that the proposed project in part, is complementary with abutting uses through site planning and approved use. Staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff has no objection to the reduction in the approach distance for the Pyle Avenue commercial driveway. The applicant placed the driveway as far east as the site will allow.

Although a waiver is not required for the driveway on Ullom Drive, staff has a concern with the location of the proposed driveway. The location will create left hand turn movement conflicts with the existing tavern driveway on the west side of Ullom Drive. Staff finds that a redesign to align the proposed driveway with the existing driveway will reduce the potential for collisions.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application, a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permits, waivers of development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 5 additional feet for Pyle Avenue;
- Grant new easements as required;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin improvement project;
- 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 and for the Silverado Ranch Detention Basin improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Silverado Ranch Detention Basin improvement project.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0106-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PHANTHIP AIRR

CONTACT: FOCUSGREENE, 7 CANOA HILLS DR., HENDERSON, NV 89052

DRAFT



LAND USE APPLICATION

15A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

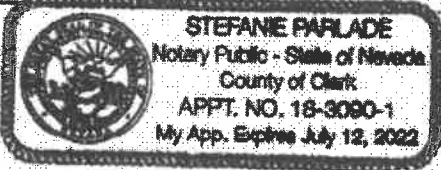
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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: <u>ZCLUC/WS/DR-22-0092</u> DATE FILED: <u>2/22/2022</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>ENT</u> TAB/CAC DATE: <u>3/30/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/20/22</u> FEE: <u>\$2700.</u>
	PROPERTY OWNER NAME: <u>K-9 KOUNTRY LLC</u> ADDRESS: <u>8075 RANCHO DESTINO RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>NA</u> CELL: <u>(702) 981-9826</u> E-MAIL: <u>info@k-dkountry.com</u>
	APPLICANT NAME: <u>GEORGE RIVERA</u> ADDRESS: <u>8425 GILESPIE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>NA</u> CELL: <u>(702) 981-9826</u> E-MAIL: <u>info@k-dkountry.com</u> REF CONTACT ID #: <u>NA</u>
CORRESPONDENT NAME: <u>BARRY GREENE</u> ADDRESS: <u>3047 E. WARM SPRINGS ROAD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702 888-0165</u> CELL: <u>(702) 460-4502</u> E-MAIL: <u>focusgreene@gmail.com</u> REF CONTACT ID #: <u>NA</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-30-204-004
 PROPERTY ADDRESS and/or CROSS STREETS: Northeast Corner of Pyle Ave. & Ullom Dr.
 PROJECT DESCRIPTION: Single story structure used as a dog training, supplies and boarding facility.

(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.

George Rivera
 Property Owner (Signature)
 STATE OF NV
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 4/23/2021 (DATE)
 By George Rivera Jr
 NOTARY PUBLIC: [Signature]

GEORGE RIVERA JR
 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.



February 15, 2022

Clark County Comprehensive Planning
APN #: 177-30-204-004
Job Address: 10160 Ullom Dr. LV, NV. 89141.
Plan Check: Lorna Phegley

ZC-22-0092

Attention: Lorna Phegley
RE: Justification Letter
 Submission 2/11/2022

Dear Lorna Phegley,

Within the project K-9 Kountry, we are requesting to build a 10,572 square foot single story dog training facility, with proposed day care, kennel, grooming and related retail. The use allowed by this amendment is compatible with the existing and planned land uses in the surrounding areas. There will not be a substantial adverse effect on public facilities such as roads, schools, parks, fire and police facilities or storm water and drainage facilities as a result of this requested use

The designated 6 foot wrought iron fence along the east property line where a decorative buffer wall is required, is part of a previously approved plan by D. R. Horton.

We are requesting:

1.0 CONFORMING ZONE CHANGE:

a. From R-E to M-D

This would allow the construction of a dog daycare, Kennel and related retail sales. The Enterprise Land Plan is Business and Design Research. The adjacent property has been recently re-zoned to RUD and the property on the west side of Ullom Dr. is C-2. This property was previously approved as M-D per ZC-8705-14.

2.0 SPECIAL USE PERMIT:

- a. To allow retail as a principal use in M-D Zone
- b. To allow kennel outside where not allowed.

This would allow us to carry out the following business operations:

The business consists of dog daycare, grooming, overnight care, training, and the related sales of dog accessories.

The anticipated hours of operation are:

Daycare	7am to 7pm
Kennel	9am to 8pm
Retail	9am to 8pm
Grooming	9am to 5pm
Training	9am to 5 pm

The Kennel consists of 4 indoor areas each having 7 bays. All access is through indoor spaces. Each bay is occupied by one dog for a total of 28 (at full occupancy). Dogs will be allowed in outside training area.

The day care area will be staffed to provide constant observation of all activities (kennels).

The grooming bath areas are divided into individual wash or assisted wash (retail).

The drying and grooming areas are typical to standard procedures (retail).

The utility area is for mop sink and washer dryer to clean clothes and drying towels (retail).

The food prep area is for storage and preparation for dogs on the premises. There are no provisions for cooking food.

The proposed uses of this facility are to provide for neighborhood access to pet daycare, kennels, grooming, training, and retail sales of dog related supplies.

The outdoor training will be conducted on the west side of the building along Ullom Dr., which is away from the RUD property to the east and north property lines.

3.0 WAIVERS OF DEVELOPMENT STANDARDS:

- a. Permit outside commercial use (outside kennel and dog training).**

This would allow for the training of dogs outside.

- b. Permit Kennel location outside in an M-D zone.**

This would allow easier access for dogs to be trained outside. This will be performed within a contained area.

- c. Reduce street side setback along Ullom Dr. from 20 feet to 15 feet per Table 30.40-5.**

This would allow our project to fit the required size of a two-way driveway with accompanying parking. In response to this waiver, our site has no direct building entry from Ullom Dr.. The area behind the sidewalk will be landscaped and walled with a 6-foot high CMU wall, stuccoed to match the building finish.

The design of the building has been changed to a residential character that is well landscaped, offering a neighborhood theme rather than commercial.

- d. Allow access to a residential local street (Ullom Street) where not permitted per Table 30.56.2**

This would allow a better flow of traffic through the site, making it easier to enter, exit, and park.

- e. Reduce driveway approach distance from the intersection of Ullom Dr and W Pyle Avenue to 40'-7" where 150 feet is required, per UDC 222.1**

As the total length of the site parallel to W Pyle Ave is only 122 feet, the required 150-foot approach distance must be reduced to 40'-7".

The "departure side" on the site (on Ullom Dr.) has a length of 190' and does not require a Waiver of Development.

- f. Waiver of Development Standards: allow an attached sidewalk where a detached sidewalk is required per Figure 30.64-17.**

This would allow us to provide more landscaping along our South fence line while respecting the sight line requirements at the intersection and our driveway.

GREENE
TINDALL

4. DESIGN REVIEW:

- a. For a proposed day care, Kennel, grooming and related retail in M-D Zone per title 30.44-1 and 30.44.010.b5

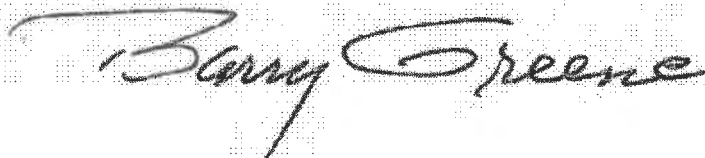
This would allow the operation to provide a neighborhood facility offering friendly services to dogs and dog owners.

5. VACATION AND ABANDONMENT:

- a. Vacation and Abandonment for public access easements along Pyle and Ullom have been filed with Clark County Planning.

Respectfully,

Barry Greene



DESIGN

04/20/22 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

PYLE AVE/ULLOM DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0093-MARES INC 2015, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Le Baron Avenue, and between Ullom Drive and Cameron Street within Enterprise (description on file). MN/lm/jo (For possible action)

RELATED INFORMATION:

APN:
177-30-204-004

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate existing public access easements that were granted with a previously approved development for the site. The proposed development no longer requires the access easements in the current locations and this request will allow for the proposed development to be completed.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0783-17	Vacated and abandoned patent easements - recorded	Approved by PC	October 2017
WS-0070-17	Office warehouse with modified off-site improvement standards - expired	Approved by BCC	March 2017
DR-0212-16	Office/warehouse development - expired	Approved by BCC	July 2016
ZC-0705-14	Reclassified 1.3 acres to M-D zoning for a future office warehouse - expired	Approved by BCC	October 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	RUD	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Business Employment	C-2 & R-5	Tavern & multiple family residential

This site and the surrounding area located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-22-0092	A zone change to reclassify 0.9 acres to M-D zoning for retail and kennel uses is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 an additional 5 feet for Pyle Avenue;
- Grant new easements as required;

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PHANTHIP AIRR

CONTACT: FOCUSGREENE, 7 CANOA HILLS DR., HENDERSON, NV 89052

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

16A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0093</u>	DATE FILED: <u>2/22/22</u>
		PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC DATE: <u>3/30/22</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>ENT</u>	
		PC MEETING DATE: <u>---</u>	
		BCC MEETING DATE: <u>4/20/2022</u>	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>K-9 Kountry LLC</u>
	ADDRESS: <u>8075 Rancho Destino Rd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>N/A</u> CELL: <u>(702) 981-9826</u>
	E-MAIL: <u>info@k-dkountry.com</u>

APPLICANT	NAME: <u>George Riveria</u>
	ADDRESS: <u>8425 Gilesie St</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>N/A</u> CELL: <u>(702) 981-9826</u>
	E-MAIL: <u>info@k-dkountry.com</u> REF CONTACT ID #: <u>N/A</u>

CORRESPONDENT	NAME: <u>Barry Green</u>
	ADDRESS: <u>3047 E Warm Springs Rd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>(702) 888-0165</u> CELL: <u>(702) 460-4502</u>
	E-MAIL: <u>focusgreene@gmail.com</u> REF CONTACT ID #: <u>N/A</u>

ASSESSOR'S PARCEL NUMBER(S): 177-30-204-004

PROPERTY ADDRESS and/or CROSS STREETS: 10160 Ullom Dr. Las Vegas, NV 89141
NE corner of Pyle Ave and Ullom Dr

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.

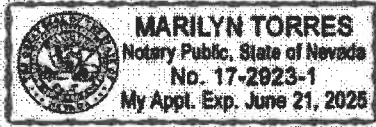
George Riveria Jr
 Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF Nevada

SUBSCRIBED AND SWORN BEFORE ME ON 03/13/2021 (DATE)

by George Riveria Jr
 NOTARY PUBLIC:

GEORGE RIVERIA JR
 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.



February 15, 2022

**PLANNER
COPY**

Clark County Comprehensive Planning
APN #: 177-30-204-004
Job Address: 10160 Ullom Dr. LV, NV. 89141.
Plan Check: Lorna Phegley

Attention: Lorna Phegley
RE: Justification Letter
Submittal 2/11/2022

Dear Lorna Phegley,

Within the project K-9 Kountry, we are requesting to build a 10,572 square foot single story dog training facility, with proposed day care, kennel, grooming and related retail. The use allowed by this amendment is compatible with the existing and planned land uses in the surrounding areas. There will not be a substantial adverse effect on public facilities such as roads, schools, parks, fire and police facilities or storm water and drainage facilities as a result of this requested use

The designated 6 foot wrought iron fence along the east property line where a decorative buffer wall is required, is part of a previously approved plan by D. R. Horton.

We are requesting:

1.0 CONFORMING ZONE CHANGE:

a. From R-E to M-D

This would allow the construction of a dog daycare, Kennel and related retail sales. The Enterprise Land Plan is Business and Design Research. The adjacent property has been recently re-zoned to RUD and the property on the west side of Ullom Dr. is C-2. This property was previously approved as M-D per ZC-8705-14.

2.0 SPECIAL USE PERMIT:

- a. To allow retail as a principal use in M-D Zone
- b. To allow kennel outside where not allowed.

This would allow us to carry out the following business operations:

The business consists of dog daycare, grooming, overnight care, training, and the related sales of dog accessories.

The anticipated hours of operation are:

Daycare	7am to 7pm
Kennel	9am to 8pm
Retail	9am to 8pm
Grooming	9am to 5pm
Training	9am to 5 pm

The Kennel consists of 4 indoor areas each having 7 bays. All access is through indoor spaces. Each bay is occupied by one dog for a total of 28 (at full occupancy). Dogs will be allowed in outside training area.

The day care area will be staffed to provide constant observation of all activities (kennels).

The grooming bath areas are divided into individual wash or assisted wash (retail).

The drying and grooming areas are typical to standard procedures (retail).

The utility area is for mop sink and washer dryer to clean clothes and drying towels (retail).

The food prep area is for storage and preparation for dogs on the premises. There are no provisions for cooking food.

The proposed uses of this facility are to provide for neighborhood access to pet daycare, kennels, grooming, training, and retail sales of dog related supplies.

The outdoor training will be conducted on the west side of the building along Ullom Dr., which is away from the RUD property to the east and north property lines.



3.0 WAIVERS OF DEVELOPMENT STANDARDS:

- a. **Permit outside commercial use (outside kennel and dog training).**

This would allow for the training of dogs outside.

- b. **Permit Kennel location outside in an M-D zone.**

This would allow easier access for dogs to be trained outside. This will be performed within a contained area.

- c. **Reduce street side setback along Ullom Dr. from 20 feet to 15 feet per Table 30.40-5.**

This would allow our project to fit the required size of a two-way driveway with accompanying parking. In response to this waiver, our site has no direct building entry from Ullom Dr. The area behind the sidewalk will be landscaped and walled with a 6-foot high CMU wall, stuccoed to match the building finish.

The design of the building has been changed to a residential character that is well landscaped, offering a neighborhood theme rather than commercial.

- d. **Allow access to a residential local street (Ullom Street) where not permitted per Table 30.56.2**

This would allow a better flow of traffic through the site, making it easier to enter, exit, and park.

- e. **Reduce driveway approach distance from the intersection of Ullom Dr and W Pyle Avenue to 40'-7" where 150 feet is required, per UDC 222.1**

As the total length of the site parallel to W Pyle Ave is only 122 feet, the required 150-foot approach distance must be reduced to 40'-7".

The "departure side" on the site (on Ullom Dr.) has a length of 190' and does not require a Waiver of Development.

- f. **Waiver of Development Standards: allow an attached sidewalk where a detached sidewalk is required per Figure 30.64-17.**

This would allow us to provide more landscaping along our South fence line while respecting the sight line requirements at the intersection and our driveway.

4. DESIGN REVIEW:

- a. For a proposed day care, Kennel, grooming and related retail in M-D Zone per title 30.44-1 and 30.44.010.b5


This would allow the operation to provide a neighborhood facility offering friendly services to dogs and dog owners.

5. VACATION AND ABANDONMENT:

- a. Vacation and Abandonment for public access easements along Pyle and Ullom have been filed with Clark County Planning.

Respectfully,

Barry Greene



04/20/22 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

RAINBOW BLVD/ARBY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-400026 (ZC-0871-03) RAINBOW 215 PROPERTIES, LLC

WAIVER OF CONDITIONS of a zone change requiring recording perpetual cross access, ingress/egress, and parking easements with the parcels to the east and west for future commercial development on 5.0 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District.

Generally located on the south side of Arby Avenue, 280 feet east of Rainbow Boulevard within Enterprise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-401-002

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1170 S. Rainbow Boulevard
- Site Acreage: 5
- Project Type: Shopping center

History & Request

ZC-0871-03 was approved by the Board of County Commissioners (BCC) in July 2003 reclassifying the 5 acre project site to C-2 zoning. The previously approved zone change was submitted without plans; therefore, a condition was imposed by the BCC requiring the recordation of a perpetual cross access, ingress/egress, and parking easements with the parcels to the east and west. ZC-0132-17 was approved by the BCC in April 2017 for a shopping center located on 9.1 acres (APNs 176-02-401-001 and 176-02-401-002) consisting of 4 buildings with a total of 67,739 square feet. APN 176-02-401-001, consisting of 4.2 acres, was reclassified to C-2 zoning as part of the 2017 zone change. WS-19-0185 was subsequently approved by the BCC in May 2019 for new plans depicting a 62,800 square foot shopping center consisting of 5 buildings. ADR-21-900694 was approved administratively in November 2021 for modifications to the previously approved shopping center. The approved modifications included reducing the area of the shopping center to 62,109 square feet with revisions to the building elevations. The

shopping center requires 249 parking spaces where 353 parking spaces are provided. Access to the shopping center is granted via commercial driveways located along Arby Avenue, Rainbow Boulevard, and Capovilla Avenue. The applicant is requesting to waive the condition for cross access to the parcel to the east, APN 176-02-401-025, as the site is currently being developed as multiple family project approved via NZC-21-0291.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0871-03:

Current Planning:

- Subject to no Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Entering into a 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;
- Recording perpetual cross access, ingress/egress, and parking easements with the parcels to the east and west.

Public Works - Development Review:

- Right-of-way dedication to include 30 feet for Arby Avenue, 30 feet for Santa Margarita Street, 30 feet for Capovilla Avenue, and related spandrels;
- Drainage and traffic studies compliance;
- Full off-site improvements to include paved legal access to all entrances; and all applicable standard conditions for this application type.

Applicant's Justification

The applicant states the condition for cross access, ingress and egress is no longer pertinent as the property to the east is being developed as a multiple family project. Therefore, there will not be cross access between the 2 developments.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900694	Modifications to a previously approved shopping center	Approved by ZA	November 2021
TM-21-500085	Commercial subdivision	Approved by BCC	July 2021
ET-21-400095 (WS-19-0185)	First extension of time to allow alternative landscaping adjacent to a drive-thru lane along a public right-of-way, modified street standards, and design review for modifications to a shopping center	Approved by BCC	July 2021
ET-19-400147 (VS-0133-17)	First extension of time to vacate and abandon patent easements	Approved by BCC	January 2020
VS-19-0490	Vacated and abandoned patent easements	Approved by PC	August 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0185	Waived landscaping and design review for modifications to a shopping center	Approved by BCC	May 2019
ZC-0132-17	Reclassified the west half of the site from R-E to C-2 zoning and increased wall height with a design review for a shopping center and increased finished grade	Approved by BCC	April 2017
TM-0025-17	1 lot commercial subdivision	Approved by BCC	April 2017
VS-0133-17	Vacated and abandoned a 5 foot wide portion of right-of-way being Rainbow Boulevard	Approved by BCC	April 2017
ZC-0871-03	Reclassified the east half of the site from R-E to C-2 zoning for a future development	Approved by BCC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-4	Multiple family residential
South	Corridor Mixed-Use	R-4	Multiple family residential
East	Corridor Mixed-Use	R-5	Multiple family residential
West	Corridor Mixed-Use	C-2	Shopping center

STANDARDS FOR APPROVAL.

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

Analysis

Current Planning

The intent of the previously imposed condition was to ensure cross access was provided between the adjacent C-2 zoned parcels with similar parking requirements for commercial development. Staff typically does not support requests to waive cross access as this condition assists in reducing the number of commercial driveways along public right-of-way in addition to unifying adjacent commercial developments through interior site access and shared parking. Furthermore, staff ordinarily does not support waiving conditions previously imposed by the BCC; however, circumstances and conditions have substantially changed in the immediate area as the adjacent property to the east was recently approved for a multiple family development. The approved shopping center and multiple family development to the east do not have similar parking requirements. The multiple family project has been designed as a stand-alone development and does not require cross access with the shopping center. Staff finds that waiving the condition for the recordation of perpetual cross access, ingress/egress, and parking easements with the parcel to the east should not have an impact on the surrounding land uses and properties. However, staff recommends the condition to record a perpetual cross access, ingress/egress, and parking easements with the C-2 zoned parcel to the west remain in place.

Staff Recommendation
Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- The waiver of conditions to record perpetual cross access, ingress/egress, and parking easements applies to the parcel to the east only.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RAINBOW 215 PROPERTIES, LLC

CONTACT: CIVIL 360 PLANNING & ENGINEERING, 6490 W. DESERT INN RD., LAS VEGAS, NV 89146



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

17A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) ZC-0871-03 (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION ^{750'} REQUEST (ANX) ^{RAOS} <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WC-22-40026</u> DATE FILED: <u>2/22/22</u> PLANNER ASSIGNED: <u>MMD</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/30/22</u> PC MEETING DATE: <u>-</u> @ <u>6:00 P.M.</u> BCC MEETING DATE: <u>4/20/22 @ 9:00 AM</u> FEE: <u>\$500</u>
	PROPERTY OWNER NAME: <u>Rainbow 215 Properties LLC</u> ADDRESS: <u>4108 The Strand</u> CITY: <u>Manhattan Beach</u> STATE: <u>CA</u> ZIP: <u>90266</u> TELEPHONE: <u>923-963-4040</u> CELL: _____ E-MAIL: <u>psdevelopment@msn.com</u>
	APPLICANT NAME: <u>Rainbow 215 Properties LLC</u> ADDRESS: <u>4108 The Strand</u> CITY: <u>Manhattan Beach</u> STATE: <u>CA</u> ZIP: <u>90266</u> TELEPHONE: <u>923-963-4040</u> CELL: _____ E-MAIL: <u>psdevelopment@msn.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>John Martinez - Civil 360 Planning and Engineering</u> ADDRESS: <u>6490 W Desert Inn Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-899-6068</u> CELL: <u>702-250-5744</u> E-MAIL: <u>jmartinez@civil360lv.com</u> REF CONTACT ID #: <u>197034</u> <u>DELETE 001 - MAP - MMD/2/22/22</u>

ASSESSOR'S PARCEL NUMBER(S): 176-02-401-001 and 176-02-401-002

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow Blvd and Arby Ave

PROJECT DESCRIPTION: Commercial Retail Center

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.

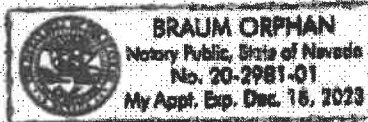
Stuart Seckley
Property Owner (Signature)

Stuart Seckley
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Feb 16, 2022 (DATE)

By Stuart Seckley
NOTARY PUBLIC: Braum Orphan



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



February 14, 2022

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

WC-22-400026

RE: Rainbow & Arby Retail Center (ZC-0871-03)
Justification Letter for Waiver of Conditions
CIVIL 360 Project No. 15-1901

To Whom It May Concern,

Please be advised that CIVIL 360 Planning & Engineering is representing the Applicant, Rainbow 215 Properties LLC, on this request for a Waiver of Conditions for parcel with APN 176-02-401-001 & -002, located on east side of Rainbow Boulevard between Capovilla Avenue and Arby Avenue, in Clark County.

On behalf of our client, CIVIL 360 respectfully requests the County's review and approval for a waiver of the following condition for the above referenced project: "recording perpetual cross access, ingress/egress, and parking easements with the parcels to the east and west".

We are requesting a waiver of the above noted condition as it is no longer pertinent to this project and is holding up the issuance of building permits (BD21-35763, BD21-25604). This condition was placed on this parcel from an application back in 2003. Since that time there have been additional applications for this parcel's development and the parcel to the east 176-02-401-025 is being developed as multi-family residential (NZC-21-0291), therefore there will be no cross-access between the two developments.

Thank you in advance for your time and consideration of this application for a Waiver of Conditions. If you have any questions or require additional information, please contact me direct at (702) 940-6942 or via email escobedo@civil360lv.com.

Respectfully Submitted,

CIVIL 360 LLC

Jennifer L. Escobedo, P.E.
Principal

**PLANNER
COPY**

04/20/22 BCC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

LAS VEGAS BLVD S/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0103-CLARK JOANN TRUST & CLARK JOANN TRS:

ZONE CHANGE to reclassify 5.0 acres from an H-1 (Limited Resort and Apartment) Zone to a C-2 (General Commercial) Zone.

WAIVER OF DEVELOPMENT STANDARDS for reduced driveway departure distances.

DESIGN REVIEW for a proposed mini-warehouse building.

Generally located on the north side of Ford Avenue and the east side of Las Vegas Boulevard South within Enterprise (description on file). MN/jor/xx (For possible action)

RELATED INFORMATION:

APN:

177-16-301-017 through 177-16-301-019

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the proposed driveway departure distance along Las Vegas Boulevard South to 93 feet where 190 feet is required per Uniform Standard Drawing 222.1 is (a 51% decrease).
- b. Reduce the proposed driveway departure distance along Ford Avenue to 6 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 97% decrease).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Proposed mini-warehouse
- Number of Stories: 4
- Building Height: 49 feet, 10 inches (maximum)
- Square Feet: 1,500 (Building C - northern mini-warehouse building)/2,500 (Building B - central mini-warehouse building)/41,992 (Building A - southern mini-warehouse building)
- Parking Required/Provided: 5/6

Site Plan

The provided site plan depicts 3 separate parcels which total 5 acres and are located on the north side of Ford Avenue and the east side of Las Vegas Boulevard South. The applicant is requesting to reclassify the site from H-1 zoning to C-2 zoning for 3 proposed mini-warehouse buildings to be constructed as a part of an expansion to the existing mini-warehouse establishment to the north (U-Haul). Per the applicant, any existing easements will be vacated at a later date.

The applicant provided 2 sets of site plans, both depict the same site layout for the proposed buildings, loading areas, and on-site requirements. The first set shows the proposed driveway along Las Vegas Boulevard South, and the second set shows where the future driveway will be located when the future widening of Las Vegas Boulevard South will occur (the full 200 foot street width).

The site plan shows 3 proposed mini-warehouse buildings. Along the north property line, Building C is a 1,500 square foot building on the northwest corner of the site. This building is set back 10 feet from the north property line, 54 feet from the west property line, 267 feet from the south property line, and 347 feet from the east property line. South of Building C is a centrally located building (Building B) and has an overall area of 2,500 square feet. Building B is set back 30 feet south of Building C (or 55 feet from the north property line), 84 feet from the west property line, 207 feet from the south property line, and 347 feet from the east property line. The southernmost and largest mini-warehouse building on site is Building A. This building has an overall area of 41,992 square feet and is set back approximately 159 feet from the north property line, 42 feet from the west property line, 15 feet from the south property line, and 120 feet from the east property line.

Access to the site is provided by 1 driveway along Las Vegas Boulevard South (west property line) and 1 on the southeast corner of the site (along Ford Avenue). Loading and unloading spaces are located along the north side of Building C. The main customer transaction office is located at the main building to the north APN 177-16-301-015; therefore, 6 customer parking spaces are located within this parcel where 5 are required per Title 30. The applicant is also proposing an outside truck parking area east of Buildings B and C. The site plan also shows that Building A (southernmost building) includes a loading dock on the east facing elevation, which includes a wing wall for screening from the residences to the east. The applicant will install a 6 foot high screen wall within a landscape area along the east property line to screen on-site activities from the residences to the east (along Giles Street). Furthermore, cross access to the northern parcel is provided on the northwest corner of the site. Lastly, due to the proposed driveways, the applicant is requesting waivers to reduce the proposed driveway departure distances along Las Vegas Boulevard South and Ford Avenue.

Landscaping

The landscape plan shows a 38 foot wide landscape area along Las Vegas Boulevard South which consists of three-fourths inch rock mulch only. The purpose of this is to ensure that when the widening of Las Vegas Boulevard South occurs, the driveway can be properly relocated to the east, and the applicant will not have non-standard improvements within the right-of-way. Immediately to the east is a 42 foot wide landscape area which includes 24 inch box trees, shrubs, and groundcover. The north property line includes a 10 foot wide landscape buffer which also

includes 24 inch box trees and a variety of shrubs. The south property line includes a 15 foot wide landscape buffer which widens to 25 feet wide (south of Building A). This area also includes trees and shrubs. Lastly, the applicant is providing a 42 foot wide landscape area, with a double row of trees and a variety of shrubs on the east property line, and a 6 foot high screen wall on the west side of the landscape area.

Elevations

Building A has an overall height of 49 feet, 10 inches to the top of the parapet roof. This 4 story building includes exterior materials such as stacked faux stone, engineered wood paneling, black aluminum framing for the windows and doors, and concrete exterior walls. The south, west, and a portion of the north facing elevations include faux storage roll-up doors. The east facing elevation includes the loading dock and a roll-up door.

Building B has an overall height of 11 feet, 6 inches with 10 roll-up doors on the north and south facing elevations.

Building C has an overall height of 11 feet, 3 inches with 13 roll-up doors only on the south facing elevation of the building.

Floor Plan

Building A is a 4 story building with an overall area of 41,992 square feet. The first floor consists of a customer staging area on the northwest corner of the building, storage units throughout the floor plan, a restroom, an office, and open storage area used for storage pods. Floors 2 through 4 mimic one another and consist of storage units throughout each floor. The eastern half of Floors 2 through 4 are connected as 1 open space with the first floor area. Building B has an overall area of 2,500 square feet and consists of 20 storage units. Lastly, Building C has an overall area of 1,500 square feet and consists of 13 storage units.

Signage

Signage is not a part of this request.

Applicant's Justification

The site is master planned Entertainment Mixed-Use (EM) and zoned H-1. The applicant is requesting a zone change from H-1 to C-2 which is conforming to the EM Master Plan designation. The applicant is proposing to develop a mini-warehouse facility. In a C-2 zoned district, a mini-warehouse establishment is a permitted use. In addition, there is an existing U-Haul mini-warehouse business on the property immediately to the north of the site. This proposed project is an extension of the existing mini-storage facility. The requested waivers are for the reduction of the driveway departure distance from Las Vegas Boulevard South/Ford Avenue intersection to the driveway on Las Vegas Boulevard South (93 feet where 190 feet is required). The proposed departure distance from Ford Avenue/Giles Street is 6 feet where 190 feet is required. The applicant has mitigated the impact by providing cross access to the property immediately to the north APN 177-16-301-015, the site has a secondary entrance off of Ford Avenue, and via the cross access mentioned above, there is a third access point for the site from the entrance off of Giles Street. Therefore, the reduction in the departure distance will not adversely impact traffic in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1833-98 (ET-0437-99)	First extension of time to commence a residential planned unit development (PUD) with a convenience store and lounge/restaurant - expired	Approved by PC	December 1999
TM-0235-99	Tentative map and extension of time for a 195 condominium project and 3 commercial units (previously approved for 211 units via UC-1833-98 and DR-0056-99) - expired	Approved by PC	September 1999
DR-0056-99	4 story (residential planned unit development) with a convenience store, restaurant, lounge, and parking structure - expired	Approved by BCC	February 1999
UC-1833-98	Residential planned unit development (4 story condominium project) with a store and a restaurant/lounge - expunged UC-0986-94 - expired	Approved by PC	December 1998
UC-0986-94 (ET-0318-99)	Third extension of time for a 128 room, 5 story hotel timeshare/condominium project, with a use permit to include restaurant, retail, personal services, a putting green, and arcade, the project also included variances related to the site design requirements and signage - expired	Approved by PC	September 1999
UC-0986-94 (ET-0143-97)	Second extension of time for a 128 room, 5 story hotel timeshare/condominium project, with a use permit to include restaurant, retail, personal services, a putting green, and arcade, the project also included variances related to the site design requirements and signage - expired	Approved by PC	October 1997
UC-0986-94	First extension of time for a 128 room, 5 story hotel timeshare/condominium project, with a use permit to include restaurant, retail, personal services, a putting green, and arcade; the project also included variances related to the site design requirements and signage - expired	Approved by PC	September 1995
UC-0986-94	128 room, 5 story hotel timeshare/condominium project, with a use permit to include restaurant, retail, personal services, a putting green, and arcade, the project also included variances related to the site design requirements and signage - expired	Approved by PC	August 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	C-2	U-Haul
South	Entertainment Mixed-Use	H-1	Undeveloped
East	Neighborhood Commercial	R-E	Single family residential
West	Entertainment Mixed-Use	H-1	WorldMark Las Vegas hotel

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 proposed conforming zone change for the proposed commercial development is integrated in a location that is surrounded by tourist oriented services and other existing commercial developments. Reclassifying the site to C-2 zoning is harmonious to the commercial and C-2 zoned properties to the north and south of the subject parcels. Staff finds that the proposed conforming zone change also supports a site design that includes appropriate on-site circulation, ample landscaping and screening/buffering, and suitable setbacks when adjacent to a residential use (to the east). Staff is in support of this zone change.

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

Staff finds that the proposed project was designed to visually enhance the streetscapes along Las Vegas Boulevard South, Ford Avenue, and Giles Street. The applicant has taken into consideration that the future widening of Las Vegas Boulevard South can impact the site, and the site design was properly considered to accommodate future right-of-way improvements. Furthermore, the proposed buildings are consistent with mini-warehouse establishments throughout the Las Vegas Valley; however, the exterior finishes are complementary and are not visually obtrusive. The proposed landscaping is lush and will also provide ample screening between the existing residences to the east. For these reasons, staff can support this request.

Public Works – Development Review

Waiver of Development Standards #1a

Waiver of Development Standards #1b

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; 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 waiver of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- 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;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, and improvements) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element.

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 177-16-301-019; to connect to municipal sewer and remove the septic system 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 system has been properly removed.

Revised

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

ZC-22-0103/CLARK JOANN TRUST & CLARK JOANN TRS

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

Waiver of Development Standards

Staff has no objection to the reduction in the departure distance for the Las Vegas Boulevard commercial driveway. The applicant placed the driveway as far north as the site will allow. The applicant worked with staff to place the commercial driveway on Ford Avenue in the preferred location.

Recommendation:

Approval of the Waiver of Development Standards

Applied by: Jorge Orozco

Date entered: 3/21/2022

Preliminary Conditions

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Giles Street, 30 for Ford Avenue, and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- 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. /jo

Applied by: Jorge Orozco

Date entered: 3/21/2022

APN(s):

177-16-301-017 through 177-16-301-019

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 #0107-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: U-HAUL CO OF NEVADA, INC.

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

18A

<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 checked="" 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><u>(ORIGINAL APPLICATION #)</u></p> <p><input type="checkbox"/> ANNEXATION REQUEST (AR)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p><u>(ORIGINAL APPLICATION #)</u></p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p><u>(ORIGINAL APPLICATION #)</u></p>	STAFF	<p>APP. NUMBER: <u>ZC-22-0103</u> DATE FILED: <u>2/17/22</u></p> <p>PLANNER ASSIGNED: <u>JOR</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/30/22</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>4/20/22</u></p> <p>FEE: <u>\$ 2,200</u></p>
	PROPERTY OWNER	<p>NAME: <u>Joann Clark Trust</u></p> <p>ADDRESS: <u>12127 Kildham Road</u></p> <p>CITY: <u>Poway</u> STATE: <u>CA</u> ZIP: <u>92064</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u></p>
	APPLICANT	<p>NAME: <u>U-Haul Co. of Nevada, Inc.</u></p> <p>ADDRESS: <u>1900 e. Decatur Blvd</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u></p> <p>TELEPHONE: <u>702-251-4216</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u></p>
	CONSULTANT	<p>NAME: <u>Kaempfer Crowell - Ann Pierce</u></p> <p>ADDRESS: <u>1980 Festival Plaza Dr. #650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u></p> <p>TELEPHONE: <u>702-782-7000</u> CELL: <u>702-782-7046</u></p> <p>E-MAIL: <u>apierce@kcwflaw.com</u> REF CONTACT ID #: <u>184674</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177-16-301-017, 018 and 019

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd and Ford

PROJECT DESCRIPTION: Expansion of an existing U-Haul rental facility

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.

Edwina Joann Clark Edwina Joann Clark
 Property Owner (Signature) Property Owner (Print)

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____

NOTARY PUBLIC: See attached Certificate.

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 ACKNOWLEDGMENT

CIVIL CODE § 1189

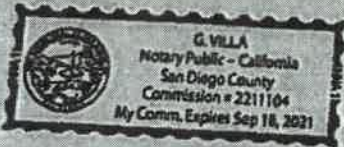
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Diego }
On March 17, 2021 before me, G. Villa, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Edwina Joann Clark
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Land Use Application Department Comprehensive Planning
Document Date: N/A Number of Pages: 1
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing:

KAMPPER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

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702.693.4215

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516 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

February 15, 2022

VIA UPLOAD

CLARK COUNTY DEPARTMENT OF
COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

ZC-0103

**Re: Justification Letter – Conforming Zone Change; Design Review for
Mini-Storage; and Waiver of Development Standards to Reduce
Departure Distances
U-Haul of Las Vegas
APNs: 177-16-301-017, 019, & 019 (NEC of Las Vegas Blvd./Ford Ave.)**

To Whom It May Concern:

Please be advised our office represents U-Haul of Las Vegas (the "Applicant"). The Applicant is proposing to develop a mini-storage facility on property located at the northeast corner of Las Vegas Blvd. and Ford Ave. The property is more particularly described as APNs: 177-16-301-017, 018, & 019 (collectively the "Site"). The Applicant is requesting a conforming zone change from H-1 to C-2 and a design review for a mini-storage facility.

Conforming Zone Change:

The Site is master planned Entertainment Mixed-Use (EM) and zoned H-1. The Applicant is requesting a zone change from H-1 to C-2. An allowed zoning district under the EM master plan designation is C-2. Therefore, the zone change request to C-2 conforms. In addition to the conformity of the request, a C-2 zoning district is compatible for the following reasons:

- (1) the following properties in the immediate vicinity are also zoned C-2:
 - (a) the property immediately to the north of the Site (APN: 177-16-301-015),
 - (b) the property located at the southeast corner of Las Vegas Blvd. and Wigwam Ave. (APN: 177-16-301-001),
 - (c) the properties located at the southwest corner of Las Vegas Blvd. and Ford Ave (APNs: 177-17-802-001 & 002), and
 - (d) the properties located at the southwest corner of Las Vegas Blvd. and Pebble Road (APNs: 177-20-501-030 & 033);
- (2) the Site is located along Las Vegas Blvd., a 200' ROW; and
- (3) the Site is surrounded by other commercial and proposed commercial uses.

As such, a conforming zone change to C-2 is appropriate.

Design Review:

The Applicant is proposing to develop a mini-storage facility on the Site. In a C-2 zoned district, a mini-storage is a permitted use. In addition to a mini-storage permitted in a C-2 zoned district, there is an existing U-Haul mini-storage on the property immediately to the north of the Site. This proposed mini-storage facility on the Site is an extension of the existing mini-storage facility.

The Site is accessible from a main driveway located on Las Vegas Blvd. with a secondary driveway located on Ford Ave. The Applicant is proposing to build three (3) buildings on the Site. Two (2) of the buildings will be located on the northwest portion of the Site. These two (2) buildings each will be one story with storage units accessible from outside. One of the buildings will be approximately 1,500 square feet and the other building will be approximately 2,500 square feet. The third building is located along the south half of the Site. The third building will be four levels and approximately 49'10" in height. On the first level storage units will be accessible from outside. On levels 2 thru 4, the storage units are accessible from inside. The storage units will range in size from 5' x 5' to 10' x 15'. The total square footage of the third building is approximately 101,833 square feet. The proposed elevations show architectural enhancements with storefront glass in anodized black aluminum frame, sandstone veneer, and faux stacked stone.

The Applicant is providing the required 6-visitor parking spaces are in front of the U-Haul building located on the adjacent property (APN: 177-16-301-015) just north of the Site. The business operations (i.e. the leasing), including customer transactions, occur in the main building on the adjacent property to the north. Also, as previously noted, there is cross-access between both properties at the northeast corner of the Site. Customers who utilize Building A can use the customer loading areas adjacent to the building and the loading spaces are not designated for customer parking spaces. Finally, the Applicant will request to vacate and abandon any necessary easements or right-of-ways in with a future land use application.

Waiver of Development Standards to Reduce Departure Distances: (1) Las Vegas Boulevard/Ford and (2) Ford/Giles:

The departure distance from the Las Vegas Boulevard/Ford Avenue intersection to the driveway on Las Vegas Boulevard is 93-feet where 190-feet is required. The departure distance from the Ford Avenue/Giles Street is 6-feet where 190-feet is required. Although the Applicant is requesting a waiver to reduce the departure distances, the Applicant has mitigated the impact by (1) providing cross-access to the property immediately to the north (APN: 177-16-301-015), (2) the Site has a secondary entrance off of Ford Avenue, and (3) via the cross-access mentioned above there is a third accessible for the Site from entrance off of Giles Road. Therefore, the




reduction in the departure distance will not adversely impact traffic in the area.

We thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL


Anthony J. Celeste

AJC/amp

