



ENTERPRISE TOWN ADVISORY BOARD

Windmill Library
7060 W. Windmill Lane
Las Vegas, NV 89113

August 31, 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 chayes70@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) 371-7991 chayes70@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.

- III. Approval of Minutes for August 10, 2022. (For possible action)
- IV. Approval of the Agenda for August 31, 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. **NZC-22-0425-I20 RAINBOW, LLC:**
ZONE CHANGE to reclassify 15.0 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone in conjunction with a previously approved industrial complex. Generally located on the east side of Rainbow Boulevard and the south side of Levi Avenue within Enterprise (description on file). JJ/rk/syp (For possible action) **09/20/22 PC**
 - 2. **UC-22-0423-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing shopping center on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Rainbow Boulevard and Mardon Avenue within Enterprise. MN/gc/syp (For possible action) **09/20/22 PC**
 - 3. **DR-22-0434-KB HOME LAS VEGAS INC:**
DESIGN REVIEW for finished grade for a previously approved single family residential development on 16.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Richmar Avenue and the east side of Edmond Street within Enterprise. JJ/lm/syp (For possible action) **09/21/22 BCC**
 - 4. **ET-22-400093 (VS-20-0023)-PROSPER 150, LLC:**
VACATE AND ABANDON FIRT EXTENSION OF TIME for easements of interest to Clark County located between Parvin Street and I-15, and between Ford Avenue and Wigwam Avenue within Enterprise (description on file). MN/dd/syp (For possible action) **09/21/22 BCC**
 - 5. **UC-22-0402-AFFILIATE INVESTMENTS, LLC:**
AMENDED USE PERMITS for the following: **1)** daycare facility (previously notified as a convenience store); and **2)** reduce the separation from a convenience store to a residential use (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a local street (no longer needed); and **2)** alternative driveway geometrics (no longer needed).
DESIGN REVIEWS for the following: **1)** modifications to an approved shopping center (no longer needed); and **2)** alternative parking lot landscaping (no longer needed) on 3.4 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/jgh/syp (For possible action) **09/21/22 BCC**

6. **ZC-22-0441-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T: ZONE CHANGE** to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT to reduce separation from outside dining to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** talk box location; and **2)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** retail building (coffee shop) with drive-thru and outside dining area; and **2)** alternative parking lot landscaping. Generally located on the south side of Cactus Avenue and the east side of Polaris Avenue (alignment) within Enterprise (description on file). JJ/lm/syp (For possible action) **09/21/22 BCC**

7. **VS-22-0442-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T: VACATE AND ABANDON** easements of interest to Clark County located between Cactus Avenue and Conn Avenue (alignment), and between Dean Martin Drive and Polaris Avenue (alignment), and a portion of a right-of-way being Cactus Avenue located between Dean Martin Avenue and Polaris Avenue (alignment) within Enterprise (description on file). JJ/lm/ja (For possible action) **09/21/22 BCC**

VII. General Business

1. Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget (for discussion only).

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: September 14, 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

August 10, 2022

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT Justin Maffett PRESENT	Barris Kaiser, Vice Chair PRESENT Joseph Throneberry EXCUSED
Secretary:	Carmen Hayes 702-371-7991 chaves70@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.

Lorna Phegley, Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for July 27, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for July 27, 2022.

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

IV. Approval of Agenda for August 10, 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 has **WITHDRAWN** the applications:

2. NZC-22-0385-BECKER ERNEST A IV & KATHLEEN C FAMILY TRUST & BECKER ERNEST A IV & KATHLEEN C TRS:
4. UC-22-0398-DIAMOND SANDS APARTMENTS, LLC:

Applicant requested hold:

5. UC-22-0402-AFFILIATE INVESTMENTS, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 31, 2022.

Related applications to be heard together:

9. VS-22-0396-MAGNUS VEGAS, LLC:
10. TM-22-500141-MAGNUS VEGAS, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Tiffany Hesser, introduced Elliana Heller who is interning with Commissioner Naft's office.

VI. Planning & Zoning

1. **DR-22-0400-CHURCH HOPE BAPTIST LAS VEGAS INC:**
DESIGN REVIEW for a building addition to an existing place of worship on 14.3 acres in a P-F (Public Facility) Zone. Generally located on the north side of Cactus Avenue and the west side of Radcliff Street (alignment) within Enterprise. MN/al/syp (For possible action) **09/06/22 PC**

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

2. **NZC-22-0385-BECKER ERNEST A IV & KATHLEEN C FAMILY TRUST & BECKER ERNEST A IV & KATHLEEN C TRS:**
ZONE CHANGE to reclassify 1.5 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMITS for the following: **1)** convenience store; **2)** reduced separation from a convenience store to a residential use; **3)** gasoline station; and **4)** reduced separation from a gasoline station to a residential use.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design.
DESIGN REVIEWS for the following: **1)** convenience store with gasoline sales; and **2)** finished grade. Generally located on the east side of Hualapai Way and the north side of Serene Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **09/06/22 PC**

The applicant has **WITHDRAWN** the application.

3. **UC-22-0391-SILVERADO RANCH CENTRE, LLC:**
USE PERMIT for a pawn shop within an existing shopping center on a 1.3 acre portion of a 15 acre site in a C-2 (General Commercial) Zone. Generally located on the west side of Maryland Parkway and the south side of Silverado Ranch Boulevard within Enterprise. MN/rk/syp (For possible action) **09/06/22 PC**

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

4. **UC-22-0398-DIAMOND SANDS APARTMENTS, LLC:**
USE PERMIT to allow long/short term lodging in conjunction with an existing multiple family residential development on a portion of 16.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Wigwam Avenue within Enterprise. MN/rk/syp (For possible action) **09/06/22 PC**

The applicant has **WITHDRAWN** the application.

5. **UC-22-0402-AFFILIATE INVESTMENTS, LLC:**
USE PERMITS for the following: 1) convenience store; and 2) reduce the separation from a convenience store to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a local street; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) modifications to an approved shopping center; and 2) alternative parking lot landscaping on 3.4 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/jgh/syp (For possible action) **09/06/22 PC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on August 31, 2022.

6. **UC-22-0417-K & J'S EXCELLENT ADVENTURE, LLC:**
USE PERMITS for the following: 1) outdoor dining and drinking; and 2) on-premises consumption of alcohol (supper club & service bar)
DESIGN REVIEW for outside dining and seating areas in conjunction with proposed restaurants within a shopping center on 3.7 acres in a C-1 (local business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Richmar Avenue within Enterprise. JJ/jgh/syp (For possible action) **09/06/22 PC**

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

7. **UC-22-0414-ABS MOUNTAINS EDGE ENTERPRISE, LLC:**
USE PERMIT to reduce setbacks from a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height from grade for hanging signs; 2) increase the number of hanging signs; 3) permit wall signs to face a residential development; and 4) permit an animated sign.
DESIGN REVIEWS for the following: 1) vehicle (automobile) wash; 2) signage; 3) lighting; and 4) finished grade on 1.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard, 295 feet south of Mountains Edge Parkway within Enterprise. JJ/md/syp (For possible action) **09/07/22 BCC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (3-1) /Chestnut-Ney

8. **UC-22-0420-MAJESTIC NV PPTY HOLDINGS, LLC:**
USE PERMIT for a multiple family development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) alternative external building materials; and 3) reduce parking.
DESIGN REVIEWS for the following: 1) multiple family development; and 2) fabric membrane structure (tent) in conjunction with multiple family development on 69.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone. Generally located on the south side of Blue Diamond Road and between I-15 and Valley View Boulevard within Enterprise. JJ/bb/ja (For possible action) **09/07/22 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.
- Fabric tent to be removed when the building occupancy is approved.
- The southernmost driveway on Dean Martin Dr to be right turn out only.

Per staff conditions

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

9. **VS-22-0396-MAGNUS VEGAS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Torino Avenue (alignment) and between Monte Cristo Way and Montessouri Street (alignment), and a portion of right-of-way being Tenaya Way located between Wigwam Avenue and Torino Avenue within Enterprise (description on file). JJ/bb/jo (For possible action) **09/07/22 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

10. **TM-22-500141-MAGNUS VEGAS, LLC:**
TENTATIVE MAP consisting of 94 single family residential lots and common lots on 37.9 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the east and west sides of Tenaya Way between Wigwam Avenue and Torino Avenue within Enterprise. JJ/al/jo (For possible action) **09/07/22 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

11. **WS-22-0394-S H S 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the maximum allowed site disturbance area within hillside development; and **2)** reduced setbacks.
DESIGN REVIEW for a final grading plan for a residential development within a hillside area on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise. JJ/bb/jo (For possible action) **09/07/22 BCC**

Motion by David Chestnut
Action: **APPROVE** 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.

- None.

IX. Next Meeting Date

The next regular meeting will be August 31, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut
Action: **ADJORN** meeting at 8:06 p.m.
Motion **PASSED** (4-0) /Unanimous

09/20/22 PC AGENDA SHEET

INDUSTRIAL COMPLEX
(TITLE 30)

RAINBOW BLVD/LEVI AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0425-I20 RAINBOW, LLC:

ZONE CHANGE to reclassify 15.0 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone in conjunction with a previously approved industrial complex.

Generally located on the east side of Rainbow Boulevard and the south side of Levi Avenue within Enterprise (description on file). JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

176-35-201-001 through 176-35-201-003

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15
- Project Type: Industrial complex
- Square Feet: 99,926 (total building area)
- Parking Required/Provided: 147/159

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting at the Enterprise Library on June 2, 2022, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 8 attendees present at the open house meeting for this project. The attendees had general questions about possible uses that would be options for future tenants and if there would be any flammable and/or hazardous materials kept within any of the buildings. Overall, according to the applicant the attendees seemed pleased with the quality of the project and were supportive of the zone change.

Project History & Description

This application is a zone boundary amendment to reclassify the property from M-D to M-1 zoning. The site layout and M-D zoning were recently approved under ZC-21-0191 in July

2021. This request is strictly for a zone boundary amendment, as the site layout and design have not changed from the plans on file from 2021.

Site Plan

The plan depicts a proposed industrial complex on the south side of Levi Avenue (alignment) and the east side of Rainbow Boulevard. There are 3 parcels which make-up the entire 15 acres of the proposed industrial complex. On the site there is an existing Union Pacific Railroad (UPRR) easement that is 100 feet wide and runs north to southeast through the proposed development. The development proposed 11 office warehouse buildings. Each building has its own dedicated loading zones, trash enclosures, and gated yard area with parking spaces. A site plan was provided to show semi-truck maneuverability throughout the site. Pedestrian walkways are located throughout the site and connect the buildings for pedestrian accessibility. Access to the site is provided via 2 proposed commercial driveways along the west property line, adjacent to Rainbow Boulevard. Additionally, the applicant requested waivers of development standards to reduce setback, eliminate landscaping on a portion of the site, increase retaining wall height and reduce driveway throat depth. All the waivers were approved along with the M-D zoning request.

Applicant's Justification

The applicant indicates due to the prominence of developments with light office/warehouse uses, there has been a deficiency left in the number of industrial developments which are able to accommodate indoor manufacturing and assemblage, and related storage and distribution within these businesses. In addition to the scarcity of these types of industrial developments, recently construction cost has become an issue as well. The escalating costs of construction have made it very difficult for smaller individual, freestanding building projects to come along due to the high cost and the cost prohibitive nature of building such projects. These trends and factors have contributed toward the need for light indoor manufacturing to be brought to the southwest market. Additionally, the change from M-D to M-1 zoning will be so minor in scope, that virtually all activity observed from the outside will remain the same and will not affect surrounding areas.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0191	Reclassified this site to M-D zoning for an industrial complex	Approved by BCC	July 2021
PA-21-700002	Transportation element amendment for Erie Avenue	Approved by BCC	July 2021
VS-21-0190	Vacated and abandoned easements	Approved by BCC	July 2021
TM-21-500047	Tentative map for a 1 lot commercial subdivision	Approved by BCC	July 2021
ADR-1150-07	Allowed a communication tower	Approved by ZA	August 2007
ZC-1386-01	Reclassified APN 176-35-201-003 from R-E to M-D zoning for an office/warehouse building - expired	Approved by BCC	March 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E	Undeveloped & Union Pacific Railroad
South	Open Lands	R-E	Undeveloped & Union Pacific Railroad
East	Public Use	R-E & P-F	Desert Oasis High School & undeveloped western portion
West	Office Professional & Major Projects (Mountains Edge) - Residential (up to 14 du/ac)	RUD	Undeveloped

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

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.*

This development is located adjacent to an existing Union Pacific Railroad (UPRR) easement that is 100 feet wide and runs north to southeast through the proposed development. Most of the properties in this area of Enterprise which abut the railroad were hard zoned M-1 by the County because those properties act as natural buffers to the surrounding areas. Therefore, the proposed M-1 zoning is appropriate for the location and character of the immediate area.

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

The intensity of the proposed zone change is compatible with existing planned land uses of the surrounding area. The project is buffered by the railroad easement to the east, the 110 feet of right-of-way to the west, 100 feet of right-of-way to the south encompassing the newly constructed pedestrian bridge, and to the north a BLM parcel which is burdened by the outflow of a large drainage channel. Therefore, the land use and intensity proposed with this application is consistent and compatible with the properties east of Rainbow Boulevard.

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

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. Various Clark County service departments have reviewed the development proposal based on the information submitted by the applicant and, based on the comments received from those service providers, the project is not anticipated to have additional impacts on the surrounding infrastructure.

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

Growth Management Policy 1 encourages the development of undeveloped parcels within serviced areas. The vacant parcel is within an area serviced by public utilities, and a nonconforming zone change to M-1 zoning would make the parcel more viable for development. Appropriate buffers, setbacks, landscaping, building height and materials, and adjoining land uses and densities should be considered and integrated into industrial developments. The buildings have been oriented in such a way to help ensure the loading and storage areas are located near the center of the site and will not affect the surrounding neighborhood.

Summary

The proposed nonconforming zone boundary amendment is appropriate since a changing economy necessitates the M-1 zoning to accommodate more manufacturing and assemblage, and related storage and distribution. Also, the intensity of uses allowed in an M-1 zone is compatible with the surrounding areas east of Rainbow Boulevard. Lastly, the proposed nonconforming zone boundary amendment will not adversely impact public utilities and services, and it conforms to applicable adopted plans, goals, and policies. Therefore, staff finds the applicant has provided a Compelling Justification to warrant approval of the nonconforming zone boundary request.

Staff Recommendation

Approval: This item will be forwarded to the Board of County Commissioners' meeting for final action on October 19, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 3 years;

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Comply with approved drainage study PW21-13072;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0193-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JASON LYBBERT

CONTACT: JASON LYBBERT, 7490 W. SAHARA AVENUE, LAS VEGAS, NV 89117

i20 @ Rainbow, LLC
7490 West Sahara Ave.
Las Vegas, NV 89117

To: Clark County Comprehensive Planning
Att: Planners
Subject: I20 @ Rainbow Industrial Park

To whom it may concern:

We are submitting this justification letter in support of a zone change from MD to M1 for an Industrial Park which is currently under construction. To be specific, we have just completed the early grading stage of construction, and we are now within the plans-review processes within the Building and Public Works Departments of Clark County. The project is referred to as the i20 @ Rainbow Industrial Park and is located on the East side of Rainbow between Levi and Erie, just South of Cactus. APN numbers are 176-35-201-001,002 and 003.

The project consists of 99,926 square feet of building space which is inclusive of 11 buildings located on 6.38 net acres of land. This square footage amount is reflective of the final square footage amounts which were a result of all planscheck comments a part of the planscheck process with Jillee Opinion-Rowland of the Clark County Planning Department. . The site layout and design has not changed since the agreed upon final draft. The project was recently zoned MD as per ZC-21-0191. We are seeking an adjustment to the previous approval from MD zoning designation to M1 zoning designation. This request will be non-comforming, as the masterplan designation for the property is BDRP (Business Development and Research Park).

The building sizes range from 6,976 square feet to 16,797 square feet, with a maximum height of 39'-6". The buildings are intended to have a small percentage of office build-out (on average 10% to 15% office) with the remaining space as warehouse. The range in sizes of the buildings are suitable for a variety of small businesses. Site lighting will be provided by building mounted, fully shielded lights so that light does not spill onto adjacent properties.

The purpose for this request to change the zoning designation from MD to M1, stems from our experience of development and ownership of multiple similar industrial projects located in the Southwest area of Las Vegas, such projects include the Arville Beltway Industrial Park, Wigwam Jones Industrial Park and the South Jones Industrial Park. There is one significant element these projects share with our current project i20 @ Rainbow Industrial Park, and that is they all sit directly on the railroad-right of way. Most of the

property in the Southwest areas of Las Vegas which sit on the railroad were hard-zoned M1 by the county, for the reason that those properties act as natural buffers to the surrounding areas. In this case we expect the i20 @ Rainbow project shall serve this same function, as it is sandwiched in between 1300 linear feet of railroad right-of-way and 1300 linear feet of Rainbow Blvd. frontage. The railroad right-of-way is 200' in width and Rainbow Boulevard is an extra wide right-of-way street section width of 110'. In addition to these substantial east and west buffers, there is a large wash to the north of our project located on "undevelopable" BLM land, and on our southern border the street right-of-way has been vacated and there is a large easement dedicated for the pedestrian bridge crossing the railroad. Just South of the pedestrian bridge is a large 155 acre parcel of vacant BLM land which has no plans for development. So in a very real sense, our project is isolated from the surrounding properties and has great potential to act as a natural buffer between the railroad and our neighbors.

Regarding our previous development projects as mentioned above, the M1 zoning designation turned out to be instrumental in their success. The M1 zoning enabled us to welcome a wider variety of light manufacturing and light storage/distribution Tenants. A few examples of Tenants which required this M1 designation included, a laser tube steel cutting and fabrication business, a flooring and wall material fabrications contractor, a company which assembled and performed light fabrication of plastic parts, a company that performed commercial refrigerated truck retrofitting, and multiple others which required the M1 zoning for their use. Although all of these businesses perform their assemblies and fabrications indoors, and all of their assembly and fabrication processes are "light" manufacturing in nature with no impact to any of their surrounding neighbors, they were still required to work within the M1 zoning designation. It turned out that for many of these Tenants, the MD zoning designation was not broad enough to cover their light manufacturing functions, and therefore they fell into the category of medium manufacturing which required the M1 zoning. We expect the change from MD to M1 zoning designation to have no differing impact on the neighboring properties.

In addition to the street, railroad, wash and pedestrian bridge buffers mentioned above, our elevations have been designed with upscale finishes, boasting elegant and grandiose window storefront sections, and beautiful large swaths of dense and heavily planted landscape areas buffering the streets. Most parking lot sections will be screened with decorative walls, and almost all of the loading activity to and from the buildings takes place on the East side of the project facing the railroad. We have attached to this letter the renderings of our project in order to help demonstrate the visual effect we are striving for. We expect the project to enhance the area significantly, as it will buffer the railroad with beautiful architecturally elegant buildings with beautiful color and landscape greenery. We see the project bringing substantial enhancement to the area.

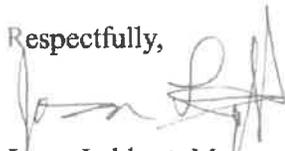
The buildings themselves are designed as Concrete Masonry Units using a mix of CMU types and styles, stepped parapets of differing heights from 38' to 39'-6". The

buildings use split face and scored CMU styles with stucco accent at the entry and parapets. Please refer to elevations for locations and colors. The entry to each of the buildings will be highlighted by decorative reveals and generous storefront glazing bisected by a decorative metal canopy. The design of the buildings strives to express an industrial, but modern flavor through the mix of colors, materials and forms.

The frontage along Rainbow will be heavily landscaped as will the drives into the property. The interior of the project has been configured such that the building orientations vary. That is both to add interest to the property, as well as giving each building an individual identity, while still maintaining an overall project continuity. Each building will have its own designated trash enclosure constructed of decorative split face CMU matching the building.

We thank staff for their consideration on these matters. We look forward to working with staff on any issues of concern and we will strive to make the project of maximum benefit to the neighborhood and community. Thank you for your assistance and support.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jason Lybbert', written over a faint horizontal line.

Jason Lybbert, Manager
i20 @ Rainbow LLC

09/20/22 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

RAINBOW BLVD/MARDON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0423-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:

USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing shopping center on a portion of 9.0 acres in a C-1 (Local Business) Zone.

Generally located on the northwest corner of Rainbow Boulevard and Mardon Avenue within Enterprise. MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:
176-10-514-002 ptn

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7379 S. Rainbow Boulevard, Suite 170
- Site Acreage: 9 (portion)
- Project Type: Service bar
- Number of Stories: 1
- Square Feet: 2,328 (lease area)

Site Plans

The plans show a proposed service bar in conjunction with a restaurant (Café Lola) within an existing shopping center. An in-line commercial building is located on the west side of the site, 2 pad sites are located on the east side adjacent to Rainbow Boulevard, and parking is located in between. The lease area is located within the southernmost tenant space of the in-line commercial building, adjacent to Mardon Avenue. Access to the site is from Warm Springs Road, Mardon Avenue, and Rainbow Boulevard via cross access with the adjacent property to the northeast.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos depict a 1 story building consisting of stucco, decorative metal siding, masonry block, metal awnings, and aluminum storefront systems. The roof is flat with parapet walls.

Floor Plans

The plans show a 2,328 square foot lease area consisting of a dining area, kitchen, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed use will not negatively impact the surrounding area. It is anticipated that the hours of operations for the restaurant will be 8:00 a.m. to 5:00 p.m., with the possibility of extending the hours to 7:00 p.m. in the future.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0661	Service bar in conjunction with a restaurant	Approved by PC	January 2022
UC-21-0601	Service bar in conjunction with a restaurant	Approved by PC	December 2021
TM-0097-17	Commercial subdivision	Approved by PC	July 2017
ZC-0923-16	Reclassified 2.1 acres from R-E to C-1 zoning for the southeast portion of the site and a design review for a shopping center on the overall site	Approved by BCC	March 2017
ZC-1458-07	Reclassified 5 acres from R-E to C-1 zoning for the center portion of the site	Approved by BCC	February 2008
ZC-1180-01	Reclassified 5 acres from R-E to C-1 zoning for the western portion of the site	Approved by BCC	October 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Warehouses
South	Neighborhood Commercial & Open Lands	C-1 & P-F	Undeveloped & public park
East	Neighborhood Commercial & Corridor Mixed-Use	C-1 & C-2	Commercial centers
West	Neighborhood Commercial	C-1	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the proposed use will not adversely impact the surrounding area. Other service bars have been approved and operated within the same shopping center without any issues or complaints filed with the Clark County Public Response Office. Furthermore, there are no residential uses adjacent to the site. Therefore, staff can support the proposed request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BOSS BABES 4, LLC

**CONTACT: JOSEPH DAGHER, BALLARD SPAHR LLP, 1980 FESTIVAL PLAZA
DRIVE, SUITE 900, LAS VEGAS, NV 89135**





LAND USE APPLICATION 2A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" 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 type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0423</u> DATE FILED: <u>7-14-22</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8-31-22</u> PC MEETING DATE: <u>9-20-22</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Dynamic Warm Springs Investments, LLC</u> ADDRESS: <u>30700 Russell Ranch Road, Suite 250</u> CITY: <u>Westlake Village</u> STATE: <u>CA</u> ZIP: <u>91362</u> TELEPHONE: <u>424-300-4304</u> CELL: _____ E-MAIL: <u>jlrifunovic@dynamicdevco.com</u>
	APPLICANT NAME: <u>Boss Babes, LLC dba Cafe Lola</u> ADDRESS: <u>4280 S. Hualapai Way, Suite 109</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-373-3235</u> CELL: _____ E-MAIL: <u>lin@refinedhq.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Joseph Dagher - Ballard Spahr LLP</u> ADDRESS: <u>1950 Festival Plaza Drive, Suite 900</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-471-7000</u> CELL: _____ E-MAIL: <u>dagherj@ballardspahr.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): Pln. of 176-10-514-002

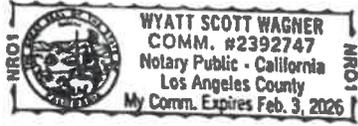
PROPERTY ADDRESS and/or CROSS STREETS: 7379 S. Rainbow Blvd, Suite 170/ Rainbow/Warm Springs

PROJECT DESCRIPTION: SUP for on-premise alcohol consumption (service bar) in conjunction with a restaurant.

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

[Signature]
 Property Owner (Signature)*
 STATE OF California
 COUNTY OF Los Angeles
Damon Porter
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON 6-20-22 (DATE)
 By Damon Porter
 NOTARY PUBLIC: Wyatt Scott Wagner



*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.

Ballard Spahr

One Summerlin
1980 Festival Plaza Drive, Suite 900
Las Vegas, NV 89165
TEL 702.471.7000
FAX 702.471.7070
www.ballardspahr.com

Joseph E. Dagher
Tel: 702.868.7514
Fax: 702.471.7070
dagherj@ballardspahr.com

June 28, 2022

Via Electronic Upload

UC-22-0423

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

Re: *Justification letter – Special Use Permit for Alcohol, On-Premises Consumption
(Service Bar) on ptn of APN 176-10-514-002*

Dear Sir/Madam:

I represent Boss Babes 4, LLC, doing business as Café Lola (the “Applicant”). Café Lola is an award winning European café with several locations in Southern Nevada. Café Lola was named Nevada’s most instagrammable café by Food Network for its unique décor and creative menu.

The Applicant expanded their portfolio by entering into a new lease for an existing restaurant location at 7379 S. Rainbow Blvd, Suite 170 in Las Vegas, Nevada, on a portion of Clark County Assessor Parcel Number 176-10-514-002 (the “Property”). The Property is zoned C-1, master-planned Neighborhood Commercial (NC) and located on the southwest corner of the overall shopping center, abutting Mardon Avenue.

Because of the C-1 zoning designation, the Applicant respectfully requests a special use permit for alcohol, on-premises consumption (service bar) at the Property. The existing restaurant space is approximately 2,328 square feet. Ingress/Egress to the Property is from Warm Springs Road and/or Mardon Avenue. The floor plan includes a dining area, kitchen facilities and two restrooms. The building itself is approximately 18’, to the top of the storefront. The Applicant is not proposing any changes to the existing landscaping. The proposed hours of operation are currently 8:00 a.m. to 5:00 p.m., although the Applicant may extend their hours of operation until 7:00 p.m.

The proposed use is in harmony with the purpose, goals, objectives and standards in Title 30 and will not impose an undue burden to the surrounding area. The property is fully utilized for parking (with 472 parking spaces in the shopping center) and access, and the addition of a service bar to a restaurant will not negatively impact the area, public improvements, traffic conditions, or rights-of-way. Therefore, the proposed use is compatible to the area.

Clark County Comprehensive Planning
June 28, 2022
Page 2

Thank you for your consideration of this request. Please direct any communication regarding this matter to me.

Sincerely,



Joseph E. Dagher

JED/cw

09/21/22 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

RICHMAR AVE/EDMOND ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0434-KB HOME LAS VEGAS INC:

DESIGN REVIEW for finished grade for a previously approved single family residential development on 16.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Richmar Avenue and the east side of Edmond Street within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-24-801-002; 176-24-801-003; 176-24-801-004; 176-24-801-006; 176-24-801-007 176-24-801-008; 176-24-801-029

DESIGN REVIEW:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5125 W. Richmar Avenue
- Site Acreage: 16.1
- Number of Lots: 128 (overall)
- Minimum/Maximum Lot Size (square feet): 3,301/4,777
- Project Type: Finished grade for a single family residential development

Site Plans

This request is to increase the finished grade for a previously approved gated single family residential development on 16.1 acres consisting of 128 lots. The overall site has frontage along Richmar Avenue, Edmond Street, Gary Avenue, and Decatur Boulevard; however, none of the proposed lots will take access directly from any of these streets. The previously approved plans depict the entrance to the subdivision is from Edmond Street on the west side of the site. Access

to the lots within the development will be provided by 43 foot wide private streets that will have a 5 foot wide sidewalk on 1 side of the street.

Applicant's Justification

The applicant indicates that the proposed increased finished grade per the technical drainage study along the east side of the site and cannot be reduced to maintain positive drainage across the site.

Prior Land Use Requests

Application Number	Request	Action	Date
EA-22-900511	Allow early addressing in conjunction with NFM-21-500214	Approved by ZA	August 2022
DA-21-900836	Development Agreement	Approved by BCC	January 2022
NZC-21-0621	Reclassified 1 acre to R-2 zoning with Design Review on 16.0 acres for a single family residential development	Approved by BCC	January 2022
VS-21-0622	Vacated patent easements on a portion of the site	Approved by BCC	January 2022
TM-21-500176	56 single family residential lots on 6.6 acres	Approved by BCC	January 2022
NZC-21-0204	Reclassified the site to R-2 zoning for a single family residential development with waivers for landscaping and wall height	Approved by BCC	July 2021
TM-21-500051	118 single family residential lots on 16.1 acres	Approved by BCC	July 2021
VS-21-0205	Vacated easements and rights-of-way	Approved by BCC	July 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Open Lands	R-E (RNP-1) & R-E	Single family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	R-E	Single family residential & undeveloped
East	Business Employment	R-E	Single family residential & undeveloped
West	Open Lands	R-E (ROI to R-2)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Design Review

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

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights.

A portion of the property lies within the AE-60 (60 - 65 DNL) noise contour for 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 Harry Reid International 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

- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW21-19687.

Department of Aviation

- For that portion in the AE-60, applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- For that portion in the AE-60, applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;

- For that portion in the AE-60, applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- For that portion in the AE-60, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- 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

- 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 #0392-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: K B HOME LAS VEGAS INC

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



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 type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-22-0434</u> DATE FILED: <u>7-26-2022</u> PLANNER ASSIGNED: <u>Jomark</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8-31-22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9-2-22</u> FEE: <u>\$6750</u>
	PROPERTY OWNER NAME: <u>KB Home Las Vegas, INC</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>
	APPLICANT NAME: <u>KB Home Las Vegas, INC</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>The WLB Group, Inc.</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-24-801-002, 003, 004, 006, 007, 008, 025
 PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Ave and S Decatur Blvd
 PROJECT DESCRIPTION: A single family residential development.

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

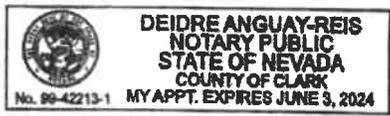
Christa Bilbrey
 Property Owner (Signature)*

Christa Bilbrey, Dir.Fwd Planning
 Property Owner (Print) Authorized Agent

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON APRIL 5, 2022 (DATE)
 By CHRISTA BILBREY

NOTARY PUBLIC: Deidre Anguy-Reis



*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.

APR-28-100468

May 26, 2022

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

PR-22-0434

**RE: Design Review & Waiver of Development Standards
Justification Letter for Belcara – Increased Fill
(APN's: 176-24-801-029, 002, 003, 004, 006, 007)**

Clark County Planning Staff,

On behalf of KB Home, The WLB Group is respectfully submitting the attached Design Review for increased fill for the above referenced parcel numbers at the Southwest corner of Decatur Boulevard and Richmar Avenue.

Project Description

The proposed overall development consists of a 128-lot detached single-family development being constructed within a gated subdivision on 16.44 acres. Which was approved under two separate zoning actions, Non-conforming Zone Changes (NVC-21-0621 & NVC-21-0204) with corresponding Vacations (VS-21-0622 & VS-21-0205) and Tentative Maps (TM-21-500176 & TM-21-500051) respectively.

With the original submittal we requested a Design Review to increase the fill for the site up to 3'-0" where 18" was allowed. We are in the final review of a technical drainage study and have determined that additional fill is required for a portion of the site to get it to drain properly.

Design Review

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

1. To increase the finished grade for a single-family residential development up to 54 inches (4'-6" feet) where 36 inches (3'-0" feet) is the standard per section 30.32.040.

This additional request is to address the grading for the site that is currently going through the technical drainage study review. The area that is requiring the additional fill is along the east side of the property adjacent to an undeveloped parcel. On the supplied grading plan exhibit the street that runs parallel with the east property in question, is at a minimum grade and therefore cannot be reduced to lower this additional fill requirement. This is not an instance where the developer is trying to elevate the site for views, but just to maintain positive drainage across the site.

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

Sincerely,



Mark Bangan
Director of Planning Services

EASEMENTS
(TITLE 30)

FORD AVE/ENSWORTH ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400093 (VS-20-0023)-PROSPER 150, LLC:

VACATE AND ABANDON FIRT EXTENSION OF TIME for easements of interest to Clark County located between Parvin Street and I-15, and between Ford Avenue and Wigwam Avenue within Enterprise (description on file). MN/dd/syp (For possible action)

RELATED INFORMATION:

APN:

177-17-701-011 through 177-17-701-013

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The previously approved plans depict the vacation and abandonment of 33 foot wide government patent easements located on 3 separate parcels associated with the development of a multiple family residential development. The patent easements are as follows:

APN: 177-17-701-011: Vacate and abandon 33 foot wide government patent easements located on the north, west, and south property lines of the subject parcel.

APN: 177-17-701-012: Vacate and abandon 33 foot wide government patent easements located on the north and east property lines of the subject parcel, and 3 foot wide government patent easements along the west and south property lines of subject parcel.

APN: 177-17-701-013: Vacate and abandon 33 foot wide government patent easements located on the north, west, and east property lines of the subject parcel.

Previous Conditions of Approval

Listed below are the approved conditions for VS-20-0023:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25.5 feet to the back of sidewalk on the west side of Ensworth Street with a 4.5 foot roadway easement, 20.5 feet to the back of curb on the east side of Ensworth Street with a 9.5 foot roadway easement and a 5 foot pedestrian access easement, all other necessary easements, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Applicant's Justification

The applicant states that the property was approved for a use permit on July 8, 2020 (UC-20-0022), and since then they have been actively working to complete the required civil studies and building plans. The applicant anticipates receiving the required permits and beginning construction within the next few months. The 1 year extension of time is being requested in order to allow for adequate time to record the vacation.

Prior Land Use Requests ADD MORE (SEE NOTES)

Application Number	Request	Action	Date
ADET-22-900496 (UC-20-0022)	First extension of time for a multiple family development	Approved by ZA	July 2022
UC-20-0022	Multiple family development	Approved by BCC	July 2022
VS-20-0023	Vacated and abandoned government patent easements	Approved by BCC	July 2020
VS-0813-05	Vacated and abandoned 33 foot wide government patent easements expired	Approved by PC	July 2005
TM-0302-05	Residential 72 condominium unit - expired	Approved by PC	July 2005
ZC-0507-05	Reclassified 3.7 acres from R-E and H-2 zoning to H-1 zoning with a use permit for residential condominiums, live work home units, commercial uses, and increased building height; waived standards for setbacks, driveway widths, enclosed trash area, on-site parking and parking in right-of-way; with a design review for residential condominium	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	H-1	Undeveloped
East	Entertainment Mixed-Use	H-1	Undeveloped
South	Business Employment	H-1	Multiple family development
West	Entertainment Mixed-Use	H-2	Landscape contractor's yard & I-15

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 July 8, 2024 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 is required.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: FORD 150 LLC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV
89135



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-20-0023</u>	DEPARTMENT USE	APP. NUMBER: <u>22-400093</u> DATE FILED: <u>07/26/2022</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>08/31/2022</u> TAB/CAC DATE: <u>Enterprise</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>09/21/2022</u> FEE: <u>\$300</u>
---	----------------	--

PROPERTY OWNER	NAME: <u>Prosper 150, LLC - Brock Metzka</u> ADDRESS: <u>8475 Eastern Ave Suite 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>bmetzka@yahoo.com</u>
----------------	--

APPLICANT	NAME: <u>Ford 150 LLC - Brock Metzka</u> ADDRESS: <u>8475 Eastern Ave Suite 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>bmetzka@yahoo.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Liz Olson</u> ADDRESS: <u>1980 Festival Plaza Dr., Ste.650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-693-4262</u> CELL: _____ E-MAIL: <u>psieck@kcnvlaw.com</u> REF CONTACT ID #: _____
---------------	---

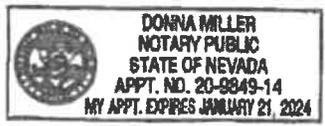
ASSESSOR'S PARCEL NUMBER(S): 177-17-701-011,-012,-013

PROPERTY ADDRESS and/or CROSS STREETS: Ensworth St / W. Ford Avenue
Patent Easements

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.

Brock Metzka Brock Metzka
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 29, 2022 (DATE)
 By Donna Miller
 NOTARY PUBLIC: Donna Miller



*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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. OLSON

eeo@kcnvlaw.com
702.792.7000

June 30, 2022

VIA ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, Nevada 89155

**PLANNER
COPY**

22-400093

**Re: Justification Letter –First Extension of Time VS-20-0023
Ford/Ensworth
APNs: 177-17-701-011 through 177-17-701-013**

To Whom It May Concern:

This firm represents the Applicant in the above referenced matter. The site is located on 4 acres at the corner of Ford and Ensworth (the "Property"). The Property is more particularly described as Assessor's Parcel Numbers 177-17-701-011 through 013. The Applicant is requesting a first extension of time for one year on the vacation relating to a previously approved multi-family residential project (VS-20-0023).

The Property was originally approved for a use permit and related applications on July 8, 2020. Since approval, the Applicant has been actively working on their required civil studies and building plans and expect to pull permits and begin construction within the next few months. The Applicant has also submitted an administrative extension of time request for related application UC-20-0022.

The Applicant is requesting an additional one (1) year extension to allow for adequate time to record the vacation. Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel 702 792 7000
Fax 702 798 7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel 775 852 3900
Fax 775 327 2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel 775 884 8300
Fax 775 882 0257

09/21/22 BCC AGENDA SHEET

DAYCARE
(TITLE 30)

BLUE DIAMOND RD/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0402-AFFILIATE INVESTMENTS, LLC:

AMENDED USE PERMITS for the following: **1)** daycare facility (previously notified as a convenience store); and **2)** reduce the separation from a convenience store to a residential use (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a local street (no longer needed); and **2)** alternative driveway geometrics (no longer needed).

DESIGN REVIEWS for the following: **1)** modifications to an approved shopping center (no longer needed); and **2)** alternative parking lot landscaping (no longer needed) on 3.4 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

176-13-801-047

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5230 Blue Diamond Rd.
- Site Acreage: 3.4
- Project Type: Daycare
- Number of Stories: 1
- Square Feet: 10,000 (daycare)/5,800 (outdoor play area with daycare)
- Previously Approved Parking Required/Provided: 126/127

History/Request

The site was approved per ZC-0269-05 (for future development, no plans), then an automotive and retail center was approved per UC-0973-08 and then redesigned per UC-0553-16. The site was again redesigned to include a daycare and retail pads, per UC-18-0437. The easterly portion of the site was redesigned again per UC-20-0007 for a convenience store with gasoline station, and at that time, UC-18-0437 for the daycare facility was still active. The daycare use expired in

March 2021 prior to building permits being issued. This application is to re-establish the daycare use. There are no changes to the previously approved site design (UC-20-0007).

Site Plan

The site was previously approved per UC-20-0007 consisting of 3 buildings and a pad site with access from Blue Diamond Road and Edmond Street and no access to Ford Avenue. The access from Blue Diamond Road with access from Ford Avenue. The approved shopping center consists of 5 buildings and structures which include a previously approved daycare facility that has since expired, an in-line retail building, a standalone commercial/retail building, a convenience store, and a canopy over fuel pump islands for a gasoline station. The daycare building is located on the northwest portion of the site and will have a 5,800 square foot outdoor play area directly west of the building. Parking is located adjacent to the buildings, between the in-line retail building and standalone buildings, and the gasoline station.

Landscaping

There are no proposed changes to previously approved landscaping per UC-20-0007.

Elevations

The previously approved plans depict 1 story buildings. The rooflines are a combination of pitched roof and parapet walls with variations in height. The exterior of the buildings has a stucco finish with an aluminum storefront window system, and accent metal canopies. No specific elevations are provided for the daycare; however, the building will be similar in design to the other proposed buildings.

Floor Plans

The daycare facility will be a total 10,000 square feet with 5,800 square feet dedicated to an infant and pre-school playground area.

Applicant's Justification

The applicant indicates that the 10,000 sq ft daycare center was previously approved per UC-18-0437 and was extended by ET-19-400019 (UC-18-0437) but the project was allowed to expire while improvement plans, and permits were in the process. The applicant is resubmitting this application for the daycare use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0007	Convenience store with reduced separation from residential use	Approved by BCC	February 2020
WS-19-0097	Allowed modified driveway design standards	Approved by BCC	April 2019
WC-19-400016 (UC-18-0437)	Waived conditions requiring landscaping per plans on file and retail kiosks	Approved by BCC	April 2019
ET-19-400017 (UC-0553-16)	Second extension of time for a retail center, convenience store, and reduced setbacks to residential	Approved by BCC	April 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400018 (VS-0552-16)	Extension of time to vacate easements located between Blue Diamond Road and Mohawk Street and Edmond Street	Approved by BCC	April 2019
ET-19-400019 (UC-18-0437)	Extension of time for daycare facility and restaurant - expired	Approved by BCC	April 2019
TM-18-500231	Commercial subdivision on 3.4 acres	Approved by BCC	February 2019
ET-18-400214 (VS-0552-16)	Extension of time to vacate easements located between Blue Diamond Road and Ford Avenue	Approved by BCC	November 2018
ET-18-400215 (UC-0553-16)	First extension of time to allow a retail center, convenience store, and to reduce separation from residential	Approved by BCC	November 2018
UC-18-0437	Daycare facility and restaurant - expired	Approved by BCC	July 2018
UC-0553-16	Retail and auto center with various reductions of separation requirements to a residential use; waivers for landscaping and non-standard driveway and waiver of conditions from 2 zone changes	Approved by BCC	September 2016
VS-0552-16	Vacated and abandoned patent easements	Approved by BCC	September 2016
VS-0453-10	Vacated and abandoned patent easements - expired	Approved by PC	November 2010
UC-0973-08	Automobile and retail center in an M-D zone; various reductions of separations requirements to a residential use; and allow overhead doors to face a public street; waivers for landscaping and non-standard driveways; and waiver of conditions from 2 zone changes - expired	Approved by BCC	December 2008
ZC-0269-05	Reclassified a portion of this site to M-D zoning for future development	Approved by BCC	April 2005
ZC-1584-98	Reclassified 91 acres to M-D zoning for a large retail and office/warehouse complex which included a portion of this site	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Undeveloped
South	Neighborhood Commercial	R-2	Undeveloped & medical office building
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	M-D	Undeveloped approved retail & commercial building

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business Employment	M-D	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

The proposed use was previously approved. The site has been designed to accommodate a daycare facility and staff finds the use to still be compatible with the shopping center and surrounding area. In addition, the Master Plan encourages providing commercial development that is integrated appropriately throughout the community. Therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Comply with approved drainage study PW19-14936;
- Full off-site improvements.

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 #0005-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AFFILIATE INVESTMENTS LLC

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102

5A

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

AFFILIATE INVESTMENTS, LLC

Entity Number:

E0136812018-4

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

03/16/2018

NV Business ID:

NV20181196935

Termination Date:

Perpetual

Annual Report Due Date:

3/31/2023

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

PARACORP INCORPORATED

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

NEVADA

Street Address:

318 N CARSON ST #208, Carson City, NV, 89701, USA

Mailing Address:

Individual with Authority to Act:

Barbara Geiger

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
-------	------	---------	--------------	--------

Title	Name	Address	Last Updated	Status
Manager	STONERIDGE REALTY ADVISORS, LLC	PO BOX 261847, ENCINO, CA, 91426, USA	02/19/2019	Active

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[Filing History](#) [Name History](#) [Mergers/Conversions](#)

[Return to Search](#)

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ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

STONERIDGE REALTY ADVISORS, LLC

Entity Number:

E0573402017-3

Entity Type:

Foreign Limited-Liability Company

Entity Status:

Active

Formation Date:

12/07/2017

NV Business ID:

NV20171792900

Termination Date:

Perpetual

Annual Report Due Date:

12/31/2022

Series LLC:

Domicile Name:

Jurisdiction:

Delaware

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

Registered Agents Inc.

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

401 Ryland St., STE 200-A, Reno, NV, 89502, USA

Mailing Address:

Individual with Authority to Act:

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
-------	------	---------	--------------	--------

Title	Name	Address	Last Updated	Status
Managing Member	Massoud Aaron Yashouafar	PO Box 261847, Encino, CA, 91426, USA	09/20/2021	Active
Manager	JUSTIN YASHOUAFAR	6345 BALBOA BLVD SUITE 210, ENCINO, CA, 91316, USA	12/31/2018	Active
Manager	RAYMOND YASHOUAFAR	6345 BALBOA BLVD SUITE 210, ENCINO, CA, 91316, USA	12/31/2018	Active

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[Filing History](#)
 [Name History](#)
 [Mergers/Conversions](#)

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Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

June 23, 2022

Clark County Current Planning

500 S Grand Central Parkway
Las Vegas, Nevada 89155

**Re: The Commons at Blue Diamond
Justification for Use Permit
APN 176-13-801-047**

To Whom It May Concern,

Please let this letter serve as justification for a use permit for a previously approved daycare center and retail pads in a M-D zone. The 10,000 sq ft daycare center and retail pads were originally approved per UC-18-0437 (ET-19-400019). The use was errantly allowed to expire while improvement plans, and permits were in the process.

The site (APN 176-13-801-047) is located at the Northwest corner of Blue Diamond Rd and Edmond St. The property is surrounded by existing M-D zoned property to the east and west, vacant R-2 parcels to the north, and fronts onto Blue Diamond Rd – a fully constructed 150 rights-of-way. Blue Diamond is designed to handle higher volumes of traffic and therefore not be impacted be additional commercial traffic within the corridor.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas. The location and surrounding uses of the property make it ideal for commercial use.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David Turner
President

09/21/22 BCC AGENDA SHEET

RESTAURANT/DRIVE-THRU
(TITLE 30)

CACTUS AVE/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0441-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T:

ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

USE PERMIT to reduce separation from outside dining to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) talk box location; and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) retail building (coffee shop) with drive-thru and outside dining area; and 2) alternative parking lot landscaping.

Generally located on the south side of Cactus Avenue and the east side of Polaris Avenue (alignment) within Enterprise (description on file). JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

177-32-101-021

USE PERMIT:

Reduce the separation from a residential use to an outside dining area to 53 feet where a minimum of 200 feet is required per Table 30.44-1 (a 73.5% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a drive-thru talk box to face a residence where the talk box shall be set back behind the building or face to minimize noise, per Table 30.56-2.
2. Reduce driveway throat depth to 17 feet where a minimum distance of 25 feet is required per Uniform Standard Drawing 222.1 (a 32% reduction).

DESIGN REVIEWS:

1. Retail building (coffee shop) with drive-thru and outside dining area.
2. Alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3373 Cactus Avenue
- Site Acreage: 1.3
- Project Type: Retail building (coffee shop) with drive-thru and outside dining area
- Number of Stories: 1
- Building Height (feet): 22.5
- Square Feet: 2,469 (restaurant)/900 (outside dining)
- Parking Required/Provided: 28/36

Site Plans

The plans depict a proposed retail building (coffee shop) that is located near the front portion of the site. The building is located along Cactus Avenue with the drive-thru aisle located on the south, east, and north sides of the building, and traffic will circulate around the building. While a single drive-thru lane provides service, there is an "escape" lane located to the east of the drive-thru lane. Parking is provided on the westerly portion of the site. There is 1 main access point shown along Cactus Avenue where a detached sidewalk with landscaping is located on the easterly side of the driveway. The outside dining area is located to the south of the building and is located 53 feet from the east property line, 93 feet from the west property line, and over 118 feet from the south property line, all within 200 feet of a residential development. The order talk box is located east of the dining area, facing a single family residence located approximately 36 feet to the east, with the delivery window located on the north elevation of the building. The site also includes an area on the south side of the lot, which extends east in an "L" shape, and is adjacent to the southern property line of the single family residence to the east of the coffee shop. No construction is proposed in this area, but the area will be landscaped.

Landscaping

Street landscaping includes a 25 foot wide landscape area along Cactus Avenue with a detached sidewalk. An 11 foot wide intensive landscape area is located along the east property line with a 10.5 foot wide intensive landscape buffer along the south and west property lines. The easterly most portion of the site includes landscaping along the north and south property lines. While there are a minimal number of landscape finger islands, the western most parking is adjacent to the landscape buffer which exceeds the required number of parking lot trees. Landscaping is provided between the outside dining and the drive-thru lane. Landscape materials include Mexican Palo Verde, African Sumac, Shoestring Acacia, Wilson Olive, Holly Oak, Purple Leaf Plum, Willow Pittosporum, various shrubbery, and groundcover.

Elevations

The plans depict a 1 story building with a maximum height of 22.5 feet. The building has a flat roof behind parapet walls with a patio cover over the outside dining area, and the patio area is enclosed on 3 sides by cable railing. The exterior of the building has the standard façade for a Starbucks coffee shop including painted stucco siding, stone veneer accents, aluminum store front windows and doors, and metal awnings.

Floor Plans

The plans depict a 2,469 square foot building for the proposed coffee shop. The outside dining area is covered with open seating

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that development is consistent with the intent of the requested zoning district and planned land use designation. The requested reduction to the separation of the outside dining area to the adjoining residence and the location of the speaker box is negligible as the property to the east is no longer occupied as a residential use and the owner is requesting that it be rezoned to C-1. Additionally, the proposed development provides intense landscaping along all residential property lines to the south and west. Lastly, the proposed parking lot landscaping has been redistributed to the intense landscape buffers along all property lines.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-21-700005	Land Use Plan Amendment to re-designate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC)	Approved by BCC	February 2022
VS-17-0269	Vacated a portion of Polaris Avenue	Approved by BCC	June 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Retail
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Multiple family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-1 & R-E	Retail & Single family residential

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

Related Applications

Application Number	Request
VS-22-0442	A request to vacate a portion of right-of-way (Cactus Avenue) 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 for the Neighborhood Commercial category, where such uses may include restaurants and commercial services, such as the proposed use, and are considered primary uses for this land use category and provide for areas of employment and commercial uses. Recently the owners of the property to the east submitted a request to change the zoning to C-1 (Nzc-22-0324) for a retail building (coffee shop) with drive-thru service, and the area to the south is a developed multiple family residential which makes this site harmonious with the 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.

The proposed use is in harmony with the purpose, goals, objectives, and standards of the planned land use and Title 30 when considering the outdoor dining area. In addition, this project will not impose undue burden on the residential use to the east as the owners of that property have submitted a request to develop it with a commercial development, and the surrounding multiple family residential to the south and west consists of a landscape buffer and parking stalls on their side of the property line. Additionally, the applicant is proposing an intense landscape buffer along the south and west property lines, which provides more than the required amount of landscaping; therefore, 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.

Waivers of Development Standards #1

Typically, the location of a speaker talk box adjacent to a residential use would not be approved; however, a request has been submitted to change the property to C-1 zoning with a drive-thru restaurant service (Dutch Brother's). Therefore, the proposed location of the speaker talk box is located away from the multiple family residences to the south and staff can support the location considering queuing and stacking for the drive-thru for the proposed development.

Design Reviews

The project provides appropriate buffers, building height, and queuing lane for the drive-thru. The proposed landscaping and building materials comply with Title 30 standards and are appropriate for the area. However, there is a plant material proposed that does not conform to

the latest recommended plants from the Southern Nevada Water Authority Regional Plant List. The applicant should replace the higher water use plant (Purple Leaf Plum) with a plant/tree provided on the recommended list. With those changes, staff can support the request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the waiver for throat depth for the commercial driveway on Cactus Avenue. The design of the site has vehicles going all the way to the south of the site for the drive-thru entrance, mitigating conflicts from the reduced throat depth.

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;
- Replace plants listed as "Not Recommended" on the Southern Nevada Water Authority Regional Plant List to those that are of same or greater plant size;
- 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 and application for review; 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

- 1 year review to mitigate traffic concerns on Cactus Avenue;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0306-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ACTIVE COMMERCIAL, LLC
CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012



LAND USE APPLICATION

6A

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>ZC-22-0441</u> DATE FILED: <u>07/27/2022</u> PLANNER ASSIGNED: <u>JAD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>08/31/2022 @ 6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>09/21/2022 @ 9am</u> FEE: <u>\$2875.00</u>
	PROPERTY OWNER NAME: <u>RMA Bicentennial LLC</u> ADDRESS: <u>6725 S Eastern Avenue, Unit 2</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-868-7870</u> CELL: <u>702-612-5500</u> E-MAIL: <u>asif@activecre.com</u>
	APPLICANT NAME: <u>Active Commercial</u> ADDRESS: <u>6725 S. Eastern Avenue, Unit 2</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 868-7870</u> CELL: <u>(702) 612-5500</u> E-MAIL: <u>asif@activecre.com</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: <u>Dionicio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>

ASSESSOR'S PARCEL NUMBER(S): 177-32-101-021
 PROPERTY ADDRESS and/or CROSS STREETS: 3373 W. Cactus Avenue
 PROJECT DESCRIPTION: Proposed restaurant with drive-thru and outside dining

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

[Signature]
 Property Owner (Signature)

ARIDUS ASIF
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/25/22 (DATE)

By ARIDUS ASIF
 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.

April 25, 2022

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

**PLANNER
COPY**

RE: REVISED - CONFORMING ZONE BOUNDARY AMENDMENT, SPECIAL USE PERMIT, WAIVER OF DEVELOPMENT STANDARDS, AND DESIGN REVIEWS – RESTAURANT (COFFEE SHOP) WITH DRIVE-THRU (APN: 177-32-101-021)

On behalf of Active Commercial, LLC, we are requesting a conforming zone boundary amendment (zone change) to C-1 zoning, special use permit, waiver of development standards, and design reviews for a proposed 2,425 square foot restaurant (coffee shop) with drive-thru and a 900 square foot outside dining area. The subject site is 1.3 acres, zoned R-E, and located on the south side of Cactus Avenue, 400 feet west of Dean Martin Drive. By way of background, the planned designation of Neighborhood Commercial (NC) for the subject site was approved with PA-21-700005 (Enterprise Plan Amendment) in February 2022.

The request is entirely consistent with the intent of the C-1 zoning district and Neighborhood Commercial (NC) planned land use designation and in compliance with several Goals and Policies contained within the Clark County Master Plan. The C-1 zoning district is intended to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets. The NC category intends for primary land uses that include, in part, restaurants and service commercial.

The proposed restaurant and outside dining are either conditional or permitted by right in a C-1 zoning district. Based on the attached site plan with corresponding setbacks and separations, the proposed uses comply with prescribed conditions except the minimum separation of 200 feet from a residential use for the outside dining; therefore, a special use is required to modify the listed condition.

Conforming Zone Boundary Amendment

Cactus Avenue is a principal arterial street and is primarily planned and developed with intense commercial and high-density residential uses. The requested C-1 zone conforms to the Clark County Master Plan and is consistent and compatible with existing and proposed land uses in the area. Additionally, approximately 1,000 feet to the east is the Cactus Avenue interchange with Interstate 15 which makes this request more consistent with the immediate area. The proposed development fully complies and furthers goals and policies contained within the Clark County Master Plan.

Special Use Permit

Certain prescribed uses require performance measures to mitigate possible negative impacts of the use. One of the conditions for outside dining which we are requesting to modify reads, in part, as follows: ***Must have a minimum separation of 200 feet from any residential use.*** The proposed outside dining area is approximately 53 feet from the nearest residential use which is immediately to the east. Therefore, the request is to reduce the required separation between an outside dining area and a residential use to 53 feet where 200 feet is the standard. While the proposed use does not meet the standard separation, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards

which depart from the requirements of Title 30. In certain circumstances such alternative standards may be considered beneficial by the Board as a tool to achieve the land development policies of the County.

In this instance, the **requested separation reduction is for a residential use that is not being occupied and currently has a request for a commercial use (ZC-22-0324)**. The residential use fronts on Cactus Avenue and with such close proximity to a signalized intersection (Cactus Avenue and Dean Martin Drive) and a full Interstate 15 interchange, the residential use is no longer viable and will not continue to be a residential use. Additionally, we are providing an intense landscape buffer per Figure 30.64-12 along all property lines to the residential use to the east and also along the west property line which is adjacent to an existing R-3 zoned multiple family residential development. Therefore, the proposed reduction will not adversely impact the property to the east or the immediate area.

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 site uses that 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.

The waiver of standards request is for alternative driveway geometrics for a reduced throat depth of 17 for the driveway along Cactus Avenue. The required throat depth per Uniform Standard Drawing 222.1 is 25 feet. The 17 feet is on the egress side. The proposed throat depth is consistent with other driveway geometrics in the immediate area with no known adverse impacts and exceeds the throat depths of the existing commercial uses on the north side of Cactus Avenue, between Valley View Boulevard and Dean Martin Drive, and the convenience store with gasoline station on the southwest corner of Cactus Avenue and Dean Martin Drive. The ingress side of the driveway is designed in such a way that there will be no vehicular conflicts as you enter the site which prevent any stacking of vehicles that would obstruct Cactus Avenue. The egress side of the driveway is all internal and there will be no potential stacking of vehicles within the Cactus Avenue right-of-way. Therefore, we believe the alternative standard we are proposing, will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

The second waiver of standards is for the menu and speaker box facing a residential use. As with the outside dining separation, the **requested separation reduction is for a residential use that is not being occupied and currently has a request for a commercial use (ZC-22-0324)**. The residential use fronts on Cactus Avenue and with such close proximity to a signalized intersection (Cactus Avenue and Dean Martin Drive) and a full Interstate 15 interchange, the residential use is no longer viable and will not continue to be a residential use. Additionally, we are providing an intense landscape buffer per Figure 30.64-12 along all property lines to the residential use to the east and also along the west property line which is adjacent to an existing R-3 zoned multiple family residential development. Therefore, the proposed reduction will not adversely impact the property to the east or the immediate area.

Site Plan, Landscaping, and Elevations

The proposed building will be centrally located on the site with street landscaping along Cactus Avenue, perimeter screening and buffering, and parking lot landscaping. The site provides for a single access driveway from Cactus Avenue. Since access to the site is from Cactus Avenue, there will be no negative impacts to the surrounding properties. The drive-thru entrance is along the southern portion of the site

with the main drive-thru lane along the east side of the building. The drive aisle length from the window, or talk box, is long enough to accommodate on-site stacking of vehicles. The proposed street landscaping along Cactus Avenue will total 25 feet which is greater than required by the Development Code and will greatly enhance the streetscape.

The building is a maximum height of 23 feet and will have similar architectural elements that provide for a seamless development site and a contemporary style of urban architecture that is compatible with the surrounding area. The exterior elevations consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands and reveal lines. **The architectural detailing is provided on all sides consistent with the primary/front elevation.** All bulk provisions are met including setbacks and setback from a single family residential use.

Design Reviews

The applicant is requesting a design review for the following: **1) site and building design as referenced per plans; and 2) alternative parking lot landscaping.**

The first design review with the submitted site plan depicts an effective layout of the buildings, parking areas, circulation, and sensitivity to the nearby residential uses to the east and west. The elevations for the proposed buildings consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and other unique and modern materials and features. **The architectural detailing is provided on all sides consistent with the primary/front elevation.**

The second design review is for alternative parking lot landscaping per Figure 30.64-14. The majority of the site fully complies with all provisions of Figure 30.64-14. Under Option 1 of Figure 30.64-14, the maximum number of parking spaces between islands are 6 spaces with no 8 foot wide planting strip. Due to the intended function of the site, with drive-thru, **there is one row of parking spaces with more than 6 spaces between landscape islands immediately to the west of the building and outside dining area.** That is also partially due to the arrangement of the parking areas to mitigate for the reduced driveway throat depths and having to comply with Clark County Fire Prevention aisle widths. The alternative that is provided is that the site is substantially enhanced with additional landscaping along Cactus Avenue (25 feet) and intense landscape buffers along all property lines except the north along Cactus Avenue. Therefore, there is no net reduction in landscaping.

Therefore, the proposed use and site location achieve the following: **a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; b) the proposed uses 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 the consideration.

Sincerely,



09/21/22 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

CACTUS AVE/ POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0442-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T:

VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Conn Avenue (alignment), and between Dean Martin Drive and Polaris Avenue (alignment), and a portion of a right-of-way being Cactus Avenue located between Dean Martin Avenue and Polaris Avenue (alignment) within Enterprise (description on file). JJ/m/ja (For possible action)

RELATED INFORMATION:

APN:

177-32-101-021

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of public right-of-way (Cactus Avenue), as well as 33 foot wide patent easements located along the west and south property lines.

The applicant indicates that the area is being vacated to allow for the construction of detached sidewalks with full off-site improvements in conjunction with the development of a restaurant with drive-thru and outside dining.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-21-700005	Land Use Plan Amendment to re-designate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC)	Approved by BCC	February 2022
VS-17-0269	Vacated a portion of Polaris Avenue	Approved by BCC	June 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Retail
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Multiple family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & C-1	Single family residential

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

Related Applications

Application Number	Request
ZC-22-0441	Zone change to reclassify 1.3 acres to C-1 zoning for a restaurant with drive-thru and outside dining area 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 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

- 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACTIVE COMMERCIAL, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012



VACATION APPLICATION 7A

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 checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0442</u> DATE FILED: <u>07/27/2022</u> PLANNER ASSIGNED: <u>JAD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>08/31/2022</u> PC MEETING DATE: _____ @ <u>6pm</u> BCC MEETING DATE: <u>09/21/2022</u> @ <u>9am</u> FEE: <u>\$875⁰⁰</u>
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PROPERTY OWNER	NAME: <u>RMA Bicentennial LLC</u> ADDRESS: <u>6725 S Eastern, Unit 2</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-868-7870</u> CELL: <u>702-612-5500</u> E-MAIL: <u>asif@activecre.com</u>
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APPLICANT	NAME: <u>Active Commercial</u> ADDRESS: <u>6725 S. Eastern Avenue, Unit 2</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 868-7870</u> CELL: <u>(702) 612-5500</u> E-MAIL: <u>asif@activecre.com</u> REF CONTACT ID #: <u>N/A</u>
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CORRESPONDENT	NAME: <u>Dionicio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-32-101-021

PROPERTY ADDRESS and/or CROSS STREETS: 3373 W. Cactus Avenue

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

 _____ Property Owner (Signature)*	<u>ABDUS ASIF</u> _____ Property Owner (Print)
--	--

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/25/22 (DATE)
 By Abdus Asif

NOTARY PUBLIC: _____

REGINA MASCORRO
 Notary Public State of Nevada
 Appointment No. 17 1676-1
 My Appt. Expires Jan 28, 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.

D G Consultants

April 25, 2022

VS-22-0442

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

PLANNER
COPY

RE: Vacation and Abandonment of Right-of-Way (Cactus Avenue) – (APN: 177-32-101-021)

On behalf of Active Commercial, LLC, we are requesting a vacation and abandonment for a portion of right-of-way for a proposed development consisting of a **restaurant with drive-thru and outside dining**. The subject development site is 1.3 acres and located on the south side of Cactus Avenue, 400 feet west of Dean Martin Drive.

The request is to vacate and abandon five (5) feet of Cactus Avenue for purposes of constructing a detached sidewalk. The five feet of right-of-way is no longer needed and will facilitate the development of the subject site. Additionally, this request will facilitate the much needed full off-site improvements along Cactus Avenue which will facilitate pedestrian and vehicular movements and provide for a seamless, improved streetscape.

Thank you for your consideration.

Sincerely,

Dominic Smith

ENTERPRISE BUDGET REQUESTS 2022-2023

UPDATES AS OF 08/23/22

Enterprise's need for multiple County facilities

Enterprise requires multiple community centers, seniors' facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.

Rapidly Increasing Population

- *There are 225,000+ citizens in Enterprise.*
 - *Enterprise population in 2000 was approximately 14,000*
 - *Enterprise population in 2010 was approximately 108,000*
- *Enterprise covers 67 sq. miles.*
- *Residential uses are increasing rapidly.*
 - *More higher density multifamily projects are being built or planned.*
 - *Lower density land use is being replaced with higher density land use.*

Significant connectivity barriers

- *Interstate 15 limits east/west access.*
- *4 Major Projects, 3 are active (Southern Highlands, Mountain's Edge and Rhodes Ranch), one failed (Pinnacle Peaks).*
 - *Arterial and collector roads have been removed from the transportation grid.*
 - *Enclosed subdivisions have vacated local roads for more homes.*
 - *Major projects' plans have not added sufficient facilities to serve the public.*
- *South of CC 215, only three east/west arterials are available, two are not fully built out from I-15 to Fort Apache Rd.*
 - *UPRR tracks block or inhibit arterial and collector road development.*
 - *Geographic features, 12% or greater slopes block arterial and collector road development.*
- *Local roads are being vacated to build enclosed subdivisions.*
- *The connectivity barriers significantly increase travel time to county facilities currently planned for western Enterprise.*
 - *The planned regional park facilities in Mountain's Edge are not centrally located in Enterprise.*
 - *Individuals east of I-15 most likely will not use those facilities.*

Other factors

- *If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.*
- *BLM reservations are being released and sold, significantly decreasing land available for needed county facilities.*

ENTERPRISE BUDGET REQUESTS 2022-2023

UPDATES AS OF 08/23/22

Budget Requests by Category

The requested priority is listed within each category

County Major Facilities

- **Priority #1: Enterprise Community Centers**

- There are no recreational centers and/or aquatic facilities for the 214,000+ people living in Enterprise.
- The recreational center and aquatic facility for Mountain's Edge should be moved up on the priority list and funded with a cost estimate of \$23,715,000.
- Build a second community center and aquatic facility in eastern Enterprise.
- Funding approved for Silverado Ranch Community Center.
- Design Award scheduled October 2020
 - Construction Award scheduled March 2022
 - Completion scheduled end 2023

- **Priority #2: Enterprise Senior Centers**

- Fund a senior center in Mountain's Edge Regional Park or other west Enterprise location.
- Mountain's Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
 - Lack of effective public transportation.
 - Traffic density higher than seniors desire to drive in.
- A senior center is needed east of I-15
 - Reserve property for a senior center east of I-15.
 - Add an eastern Enterprise senior center to CIP list and fund.

- **Priority #3: Aquatic Facilities**

- There are no aquatic facilities for the 214,000+ people living in Enterprise.
- Reserve property for two aquatic facilities
- Add aquatic facilities to funding list.
- Aquatic facilities are needed in Enterprise eastern and western locations.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
 - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list.
- Identify and add to the CIP list for a second aquatic facility east of I-15.
- Drive time is too long from east of I-15 for a western aquatic facility.

ENTERPRISE BUDGET REQUESTS 2022-2023

UPDATES AS OF 08/23/22

UPDATE:

- Priority #1: Enterprise Community Centers
- Priority #2: Enterprise Senior Centers
- Priority #3: Aquatic Facilities

All these Priorities will be answered in the same set of bullet points below:

- The Town Advisory Board is correct there are no recreation centers, senior centers, or aquatic facilities currently existing in the Town of Enterprise.
- The County has funded a new Recreation Center at Silverado Ranch Park, on the east side of Enterprise. The Silverado Ranch Recreation Center design is complete, and the project is currently out to bid. It is anticipated that construction on the Center will begin by the end of 2022 calendar year, with a proposed one-year construction schedule. The new Recreation Center also includes a Senior Room, facilities for Senior programming, a gymnasium, and an indoor walking track, actually making the Center multi-generational. Additionally, at the Silverado Ranch Park site, the dog park has been recently renovated and there is a funded project to upgrade the lights to LED throughout the park.
- Currently the County is in the process of updating the Master Plan for Mtns Edge Regional Park. The new master plan identifies a large Recreation and Aquatic Facility Center or Complex. Again, it is anticipated that this facility will be multi-generational in nature, housing recreation, community, and senior facilities, as well as incorporate an aquatic facility. Once the Master Plan is complete then the components of the masterplan, including the center or center complex will be estimated to make those current and be added to the Region Park CIP.
- A similar Master Plan process is also being done for the James Regional Sports Complex, just to the north, but in Spring Valley TAB and Park District 3. This Master Plan also includes a large multi-generational Recreation Center and Aquatic Facility Complex with an emphasis on sports.
- Last, there are two vacant Community Park size lands (30 acres or larger) identified and secured for future park development, including centers or aquatic facilities, in Enterprise. One is at Valley View and Robindale and the other is at Windmill and Duneville. These sites have been broken down into phases, which need to have estimates for their development and then they could be added to the County's Community Park CIP list.

ENTERPRISE BUDGET REQUESTS 2022-2023

UPDATES AS OF 08/23/22

Public Works

- **Priority #1: Connect Cactus Ave. from Buffalo Drive to Durango**
 - Design nearing completion, Construction 2022.
 - Two additional properties Right of Way (ROW) needs to be acquired.
 - This project should be developed as rapidly as possible.
 - South of CC 215, there are only three roads that could provide full east/west travel routes.
 - Currently, only one east/west road, south of CC 215 is built out (Blue Diamond Rd).
 - South of CC 215, significant residential development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

UPDATE: Construction to start early fall. Duration of construction is 270 days.

- **Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.**
 - The plans are completed, and the ROW has been obtained.
 - The agreement with UPRR has not been completed.
 - UPRR cannot commit to a time to complete the agreement.
 - The Jones Blvd improvements south of Blue Diamond Rd have been completed.
 - The arterial north south route is needed to help relieve traffic on Rainbow Blvd.
 - The area south of Blue Diamond Rd has increasing residential density

UPDATE: Design is at 100%. Still working to get UPRR ROW needed for the bridge – hopefully can be done by the end of the 2022.

- **Priority #3: Widen Warm Springs Rd from Dean Martin Dr. to Decatur Blvd.**
 - The project is under design.
 - Planned to be under construction 2022.
 - Warm Springs Rd is a two-lane road from Dean Martin Dr. to Decatur Blvd.
 - South of CC 215, there are only three roads that could provide full east/west travel routes.
 - Traffic is significantly increasing on Warm Springs Rd.
 - Currently, only one east/west road south of CC 215 is built out.
 - South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.
 - Finish Western Trails Park by constructing a signalized horse crossing on Warm Springs Rd.

UPDATE: Design is at 60%. We should have design completed by spring of 2023.

- **Priority #4: Increase the travel lanes on Blue Diamond Rd from 2 to 3 or 4 between Rainbow Blvd and Hualapai Way.**
 - Request NDOT to plan and fund the lane expansion.
 - Blue Diamond is the primary east west route south of CC 215.
 - The morning and evening rush hour traffic is rapidly increasing.
 - It is taking a vehicle 2 to 4 signal sequences to clear some intersections.

UPDATE: This belongs to NDOT and is not a Clark County maintained route.

ENTERPRISE BUDGET REQUESTS 2022-2023

UPDATES AS OF 08/23/22

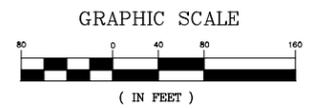
- **Priority #5: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.**
 - Traffic Management will draft up a concept.
 - Dean Martin Dr. has downgraded to collector road status.
 - Dean Martin Dr. is developed to rural standards south of the Silverton to Silverado Ranch Blvd.
 - The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
 - Valley View Blvd will serve as the area's arterial road.
 - As the Silverton Casino grows, traffic into the RNP-1 has increased.
 - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
 - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
 - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.

UPDATE: Concept attached. Will need ROW.
- **Priority #6: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**
 - Included on a list as a future project.
 - Additional ROW is needed.
 - We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
 - Needed to mitigate school traffic congestion.
 - Need to accommodate the traffic flow being generated by the high school and approved charter school.
 - Traffic flow on Rainbow Blvd is being hindered by school traffic.
 - The current local/collector roads cannot accommodate peak traffic.

UPDATE: Will be included with the Rainbow project from CC-215 to Blue Diamond, need ROW.
- **Priority #7: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**
 - Included on a list as a future project.
 - Additional ROW is needed.
 - We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
 - Needed to mitigate school traffic congestion.
 - Need to accommodate the traffic flow being generated by the high school and approved charter school.
 - Traffic flow on Rainbow Blvd is being hindered by school traffic.
 - The current local/collector roads cannot accommodate the peak traffic.

UPDATE: Will be included with the Rainbow project from CC-215 to Blue Diamond, need ROW.
- **Priority #8: Study how to mitigate traffic on Dean Martin Dr. between the Silverton Casino and Silverado Ranch Blvd.**
 - Study what traffic calming devices can be employed to mitigate traffic speed.
 - Cut through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
 - Dean Martin Dr. has downgraded to collector road status.
 - Valley View Blvd will serve as the area's arterial road.
 - As the Silverton Casino grows, the traffic into the RNP-1 has increased.

UPDATE: CCPW has conducted speed studies that show the 85percentile speed for Dean Martin south of Wigwam to Cactus is correctly posted at 45 mph. See attachment.



REV No	DATE	DESCRIPTION	APPROVED



CAMERO AVENUE
AT VALLEY VIEW BOULEVARD
CONSTRUCTION PLAN
 CLARK COUNTY, NEVADA, DEPARTMENT OF PUBLIC WORKS

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY: AR
 DRAWN BY: AR
 CHECKED BY: KJY
 DATE: Jul 20, 2021 - 8:52am

SCALE	
HORIZ:	AS SHOWN
VERT:	NONE
FIELD BOOK	NONE
WORK ORDER	NONE
PROJECT No.	NONE

SHEET No
EX-1
 X
 L-2271



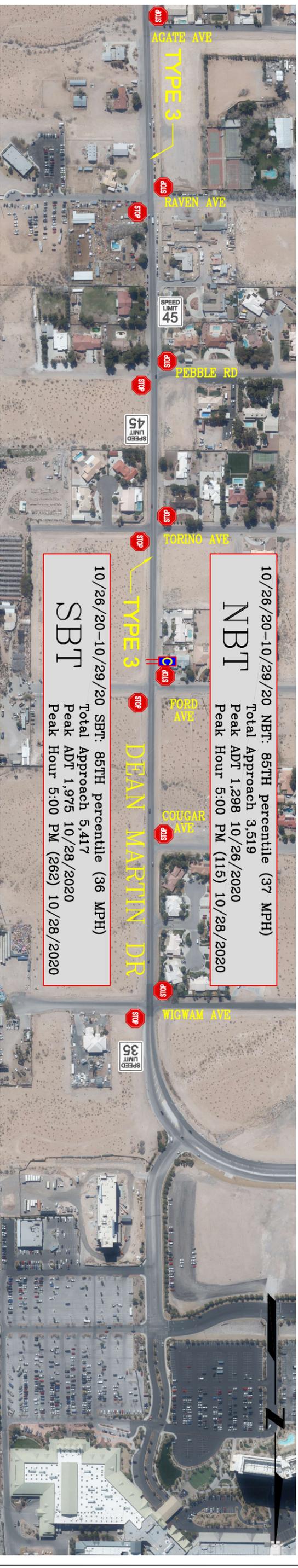
10/26/20-10/29/20 NBT: 85TH percentile (39 MPH)
 Total Approach 6,141
 Peak ADT 2,240 10/27/2020
 Peak Hour 2:00 PM (199) 10/27/2020

10/26/20-10/29/20 SBT: 85TH percentile (46 MPH)
 Total Approach 6,812
 Peak ADT 2,528 10/28/2020
 Peak Hour 4:00 PM (257) 10/28/2020



10/26/20-10/29/20 NBT: 85TH percentile (44 MPH)
 Total Approach 5,686
 Peak ADT 2,070 10/27/2020
 Peak Hour 4:00 PM (206) 10/27/2020

10/26/20-10/29/20 SBT: 85TH percentile (42 MPH)
 Total Approach 6,591
 Peak ADT 2,395 10/28/2020
 Peak Hour 5:00 PM (263) 10/28/2020



10/26/20-10/29/20 NBT: 85TH percentile (37 MPH)
 Total Approach 3,519
 Peak ADT 1,298 10/26/2020
 Peak Hour 5:00 PM (115) 10/28/2020

10/26/20-10/29/20 SBT: 85TH percentile (36 MPH)
 Total Approach 5,417
 Peak ADT 1,975 10/28/2020
 Peak Hour 5:00 PM (262) 10/28/2020

REV. NO. | DATE | DESCRIPTION | APPROVED



ADT/Speed Study Dean Martin Dr - Cactus Ave to Wigham Ave
10/26/2020-10/29/2020

CLARK COUNTY, NEVADA, DEPARTMENT OF PUBLIC WORKS

DRAWN BY: Jed Junsoy

DATE: 10/26/2020

HORIZ: N/A

VERT: N/A

Speed 45 mph

1

3623-44

1 OF 1

ENTERPRISE BUDGET REQUESTS 2022-2023

UPDATES AS OF 08/23/22

Parks/RPM

- **Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr., Cactus Ave, Rainbow Blvd and Blue Diamond Rd.**
 - Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest park plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
 - Current Enterprise population requires 836+ acres of developed parks (2.5 acres per 1000 residents).
 - At a growth rate of 10,000 resident per year, 25 acres of new parks is needed to meet the County standard.
 - Each year the ratio of park acres per 1,000 population is declining in Enterprise.
 - Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - Valley View and Pyle – 10 acres, \$12,399,940 estimate – ranked #13
 - Cactus and Torrey Pines – 10 acres, \$9,079,645 estimate – ranked #21
 - LeBaron & Rainbow: On Parks CIP Request List
 - Add park at Agate and Jones to the funding list at APN 17624201045
 - All projects are unfunded.
 - Fund at least two parks.

UPDATE:

- **Priority #1: Two additional neighborhood parks in Park District 4/Enterprise. As of August 2022:**
 - **The County has a new neighborhood park at Le Baron and Lindell (APN 176-25-201-020) funded, design completed and very close to being put out to bid. The RPM Project Book lists this as Le Baron Ave. & Lindell Rd. Neighborhood Park. It was held up because the BLM Lease has taken longer than anticipated. It is anticipated it should start construction in early 2023.**
 - **There is another neighborhood park under construction on the west side of Enterprise, but in Park District 3. This park is referred to as Southwest Ridge Park and Trailhead (176-18-301-012) adjacent to the existing Forbuss Elementary School. This park is nearing completion and has a park opening date of September 30, 2022.**
 - **Additionally, there are four other park parcels identified on the recently updated Neighborhood Park CIP List within the boundaries described by the Town Advisory Board, (Dean Martin, Cactus, Rainbow, and Blue Diamond). Those parks include the following:**
 - **Valley View and Pyle (177-29-101-007) a 10-acre neighborhood park site. Ranks #9 on the updated Neighborhood Park CIP List for all the anticipated County neighborhood parks. The estimate for this park is still \$12,399,940, which was completed in 2015 and would clearly need to be updated to current costs.**
 - **Cactus and Torrey Pines (176-26-801-013) a 10-acre neighborhood park site. Ranks #14 on the updated Neighborhood Park CIP List for all the anticipated County neighborhood parks. The estimate for this park is still \$9,079, 645 which was completed in 2015 and would clearly need to be updated to current costs.**
 - **Le Baron and Rainbow (aka John C Fremont Park, 176-27-601-011) a 20-acre neighborhood park site. Ranks #17 on the updated Neighborhood Park CIP List for all the anticipated County neighborhood parks. The estimate for this park is \$15,357,800 which was completed in 2012 as part of the originally Mtns. Edge Master Plan Development. Like the other project this clearly needs to be updated to current costs.**

ENTERPRISE BUDGET REQUESTS 2022-2023

UPDATES AS OF 08/23/22

- Parcel near Serene and Jones (176-24-201-046) is a 10-acre neighborhood park site. Ranks #6 on the updated Neighborhood Park CIP List for all the anticipated County neighborhood parks. The estimate for this park is \$10,959,220, which was completed in 2015 and would clearly need to be updated to current costs. This park site has been identified for some time for a neighborhood park and would take the place of the park site at Agate and Jones that was requested by the Town Advisory Board.

Additionally, in 2020 Clark County completed and opened the Cougar Creek Neighborhood Park in Enterprise, near Rainbow and Wigwam.

- **Priority #2: Study and develop a plan to use electrical transmission easements for multi-modal trail system.**
 - 60 to 100 ft electrical transmission easements exist throughout Enterprise.
 - Many areas of Enterprise are connected via the electrical transmission easements.
 - Identify funding sources for the multi-modal trail system.

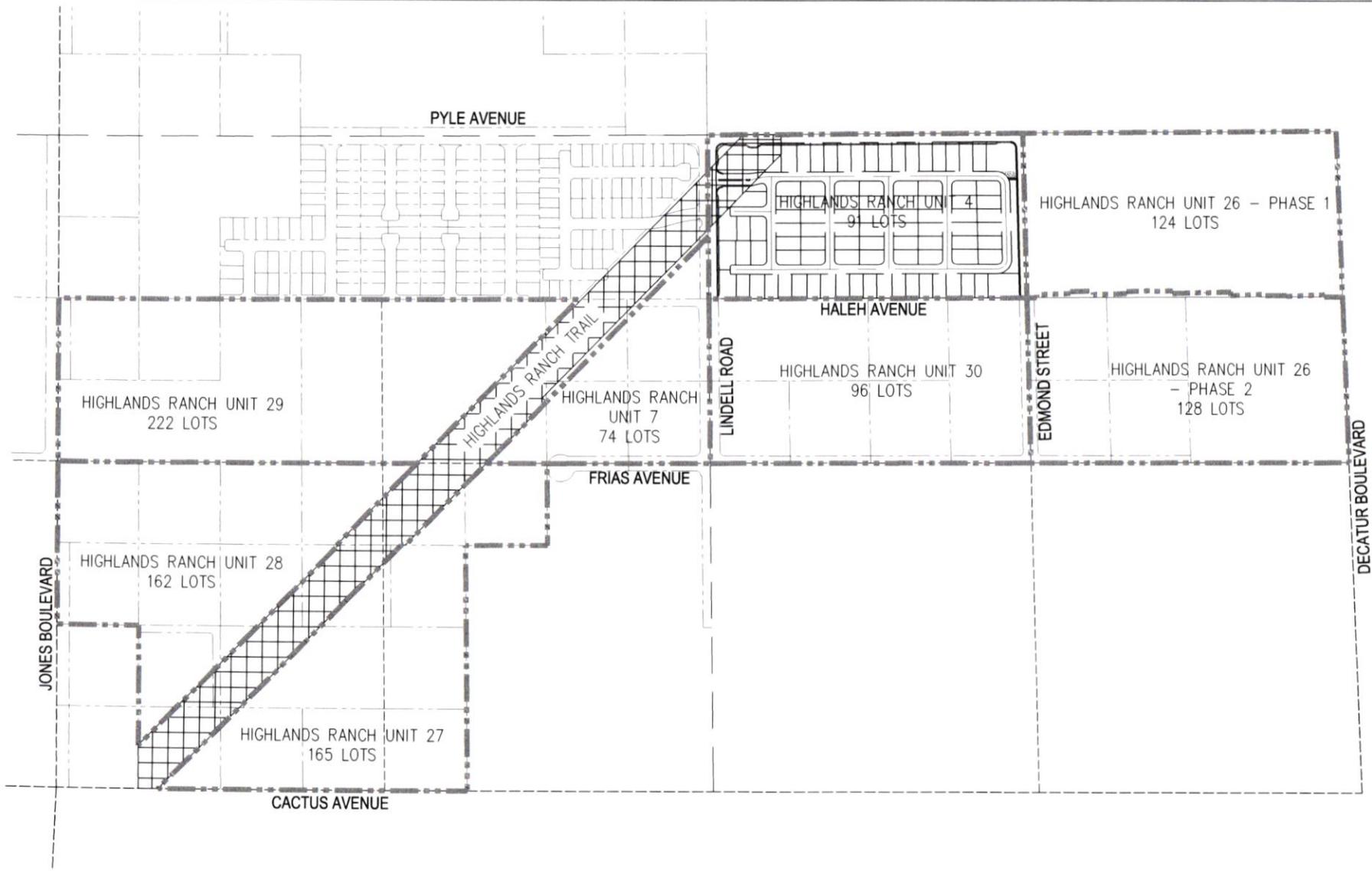
UPDATE: The attached Highlands Ranch Trail Exhibit exemplifies such a plan which was established through a Development Agreement ORD-21-900335 on May 26, 2021.

Administrative Services

- **Priority #1: Provide presentation system including audio for the Enterprise TAB meetings.**
 - Enterprise TAB meetings will be held at Silverado Ranch Community Center which has an estimated completion date by end of 2023. This facility is designed to have an overhead camera system.
 - Meeting audio is currently recorded by handheld digital recorder.
 - The plans and charts presented cannot be seen by the public or the board members.
 - The lack of presentation systems detracts from the public's ability to participate in the TAB hearings.
 - The number of individuals attending the TAB meetings is increasing.
 - The Enterprise TAB moved from the Enterprise Library to the Windmill Library to obtain a larger meeting room.
 - The meeting flow is often interrupted as individuals from the back of the room come forward to see what the applicant is presenting.

UPDATE: Will be addressed when Enterprise TAB is able to be held in a Clark County facility at the Silverado Ranch Community Center.

HIGHLANDS RANCH TRAIL EXHIBIT CLARK COUNTY, NV



F:\p\1910-001_joca_overall_concept.dwg\figures\210420_hr_trail_exhibit.dwg 6/2/2021 9:49 AM Jessica Prather

Westwood

Phone (702) 284-5300
westwoodps.com

5725 W. Badura Ave. STE: 100
Las Vegas, NV 89118

Westwood Professional Services, Inc.

DATE: 6/2/2021

SCALE: 1" = 600'

PROJECT #: PUL1910-001

