



# Enterprise Town Advisory Board

Windmill Library  
7060 W. Windmill Lane  
Las Vegas, NV 89113  
November 1, 2018  
6:30 p.m.

## AGENDA

### NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 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 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

---

Board Members: David Chestnut – Chair,  
Cheryl Wilson-Vice Chair, Jenna Waltho  
Frank Kapriva Basil Raffa

Secretary: Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com)

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

---

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three 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.
- III. Approval of Minutes October 10, 2018 (For possible action)

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair  
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
YOLANDA KING, County Manager

IV. Approval of Agenda for November 1, 2018 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

1. Applications are available until Tuesday, November 13, 2018 for appointments by the Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year term beginning January 2019. (For discussion only)
2. Metro Traffic/Training is sponsoring a Traffic Safety Event at Desert Breeze Community Center on Friday, November 2, 2018 from 5:00 pm to 8 pm.
3. Clark County Water Reclamation District along with Green Alliance is coordinating the Clean Water Fest at the Flamingo Water Resource Center, 5857 E Flamingo Road on Saturday, November 3, 2018 from 8:00 am to 3:00 pm.

VI. Planning & Zoning

1. **VS-18-0775-DALEY FAMILY TRUST & DALEY WILLIAM TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Warm Springs Road and Badura Avenue within Enterprise (description on file). SS/sd/ja (For possible action) 11/20/18 PC
2. **TM-18-500181-SOUTHERN HIGHLANDS INVEST PTNRS:**  
**TENTATIVE MAP** consisting of 200 single family residential lots and 14 common lots on 54.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Golf Estates Drive (alignment), 1,200 feet west of Augusta National Drive (alignment) within Enterprise. SB/md/ja (For possible action) 11/20/18 PC
3. **UC-18-0773-SOUTHERN HIGHLANDS INVEST PTNRS:**  
**USE PERMIT** for modified wall height standards.  
**WAIVERS** for the following: 1) allow modified street improvement standards; 2) allow modified driveway design standards; and 3) allow non-standard improvements within the private right-of-way.  
**DESIGN REVIEW** for a single family residential development on 54.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Golf Estates Drive (alignment), 1,200 feet west of Augusta National Drive (alignment) within Enterprise. SB/md/ja (For possible action) 11/20/18 PC
4. **WS-18-0694-MOSAIC LAND 1 EXCHANGE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative residential driveway geometrics for a lot within an approved residential development on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Lisa Lane within Enterprise. SB/al/ja (For possible action) 11/20/18 PC

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair  
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
YOLANDA KING, County Manager

5. **ET-18-400217 (UC-0790-16)-KULAR, GURDEV SINGH:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) reduce the separation for a proposed convenience store to a residential use; 2) reduce the separation for a proposed gasoline service station to a residential use; 3) reduce the separation for a proposed vehicle wash to a residential use; and 4) reduce the separation for a proposed vehicle maintenance building (smog check) to a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the driveway separation.  
**WAIVER OF CONDITIONS** of a zone change NZC-0339-04 (WC-0042-06) requiring per revised plans on file dated February 3, 2006.  
**DESIGN REVIEWS** for the following: 1) a proposed convenience store and retail building; 2) proposed gasoline service station; 3) proposed vehicle wash; and 4) proposed vehicle maintenance building (smog check) on a 1.4 acre portion of a 4.0 acre site in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Gomer Road and Fort Apache Road within Enterprise. SB/sd/ja (For possible action) 11/20/18 BCC
  
6. **ET-18-400214 (VS-0552-16)-AFFILIATE INVESTMENTS, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Blue Diamond Road and Ford Avenue, and between Mohawk Street and Edmond Street in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District within Enterprise (description on file). SB/tk/ja (For possible action) 11/20/18 BCC
  
7. **VS-18-0772-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Torrey Pines Drive and Mann Street and a portion of right-of-way being Cactus Avenue located between Torrey Pines Drive and Mann Street and a portion of right-of-way being Torrey Pines Drive located between Cactus Avenue and Rush Avenue within Enterprise (description on file). SB/dg/ja (For possible action) 11/20/18 BCC
  
8. **UC-18-0780-JO BLUE PROPERTY, LLC:**  
**USE PERMIT** for an emergency medical care facility.  
**DESIGN REVIEWS** for the following: 1) proposed emergency medical care facility; and 2) increase finished grade on a portion of an approved shopping center on 4.5 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. SB/mk/ja (For possible action) 11/20/18 BCC
  
9. **WC-18-400224 (UC-0563-14)-TOP SHELF DEVELOPMENT, LLC:**  
**WAIVER OF CONDITIONS** of a use permit to remove the proposed drive-thru as shown on Future Pad #1 in conjunction with an approved retail center on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road and north of Huntington Cove Parkway within Enterprise. SB/al/ja (For possible action) 11/20/18 BCC
  
10. **ET-18-400215 (UC-0553-16)-AFFILIATE INVESTMENTS, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) retail center; 2) convenience store; 3) reduce the setback from a convenience store to a residential use; 4) reduce the setback from a service station to a residential use; 5) reduce the separation from an automobile maintenance facility to a residential use; and 6) reduce the separation from an automobile repair facility to a residential use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative street landscaping; and 2) non-standard commercial driveway access and separations.

**WAIVERS OF CONDITIONS** of a zone change (ZC-0269-05) requiring a minimum 10 foot wide landscaping along rights-of-way; and of a zone change (ZC-1584-98) requiring the following: 1) no loading areas adjacent to or visible from Ford Avenue; 2) no loading docks within 100 feet of a residential use; 3) on-site lighting to consist of low-sodium, inward directed features to be included in each design review; 4) A-1 landscaping along all major street frontages; 5) B-2 landscaping along minor street frontages; 6) A-2 landscape buffer adjacent to any existing residential developments; 7) master studies to address the entire 91 acre development prior to the issuance of any permits or subdivision mapping, whichever occurs first; 8) traffic study to evaluate the surrounding roadway network, including potential railroad/rail spur/roadway conflicts, the possible realignment of Jones Boulevard, and railroad crossing participation; and 9) 30 feet for Ford Avenue west of Edmond Street and a portion of a knuckle at Edmond Street.

**DESIGN REVIEW** for a retail center with a convenience store, service station, and auto repair facility on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. SB/tk/ja (For possible action) 11/20/18 BCC

11. **WS-18-0590-CONCORDE INVESTMENT GROUP, LLC, ET AL:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.

**DESIGN REVIEWS** for the following: 1) a proposed retail building; and 2) lighting for a proposed retail building within an existing shopping center on a portion of 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Jones Boulevard, and 490 feet south of Warm Springs Road within Enterprise. SS/md/ja (For possible action) 11/20/18 BCC

12. **WS-18-0794-TOP SHELF DEVELOPMENT, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) alternative landscaping.

**DESIGN REVIEWS** for the following: 1) retail building; 2) fast food restaurant with drive-thru service; and 3) alternative parking lot landscaping in conjunction with a retail center on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 50 feet north of Huntington Cove Parkway within Enterprise. SB/al/ja (For possible action) 11/20/18 BCC

13. **TM-18-500148-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**HOLDOVER TENTATIVE MAP** consisting of 18 single family residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Neal Avenue and Gilespie Street within Enterprise. SS/al/ja (For possible action) 11/20/18 BCC

14. **TM-18-500182-GARLOCK FAMILY TRUST & DUDE'S, LLC, ET AL:**

**TENTATIVE MAP** consisting of 46 lots and common lots on 6.4 acres in R-2 (Medium Density Residential) Zone. Generally located on the north side of Cactus Avenue and the east side of Torrey Pines Drive within Enterprise. SB/dg/ja (For possible action) 11/20/18 BCC

15. **WS-18-0783-MDCLVI, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate landscaping adjacent to a freeway (215 Beltway); and 2) allow loading docks to be partially buffered from a public right-of-way.

**DESIGN REVIEWS** for the following: 1) office/warehouse development; and 2) alternative parking lot landscaping on 2.4 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the south side of

Wagon Trail Avenue, 462 feet west of Arville Street within Enterprise. SS/mk/ja (For possible action) 11/20/18  
BCC

16. **ZC-18-0774-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ET AL & EPSTEIN DIANE LEE ROBERTSON TRS, ET AL:**  
**ZONE CHANGE** to reclassify 6.4 acres from R-E (Rural Estates Residential) Zone and RUD (Residential Urban Density) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) reduce the street intersection off-set.  
**DESIGN REVIEW** for a single family residential development. Generally located on the north side of Cactus Avenue and the east side of Torrey Pines Drive within Enterprise (description on file). SB/dg/ja (For possible action) 11/20/18 BCC

VII. General Business

NONE

- VIII. Comments by the General Public - 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.

- IX. Next Meeting Date: November 14, 2018

X. Adjournment

**POSTING LOCATIONS:**

Windmill Library -7060 W. Windmill Lane  
Einstein Bros Bagels- 3837 Blue Diamond Rd.  
Enterprise Library- 25 E. Shelbourne Ave.  
Whole Foods Market- 6689 Las Vegas Blvd

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair  
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
YOLANDA KING, County Manager



# Enterprise Town Advisory Board

October 10, 2018

## MINUTES

---

Board Members:	David Chestnut – Chair – <b>PRESENT</b> Cheryl Wilson – Vice Chair – <b>PRESENT</b> Frank Kapriva – <b>EXCUSED</b>	Basil Raffa – <b>PRESENT</b> Jenna Waltho – <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:th@clarkcountynv.gov">th@clarkcountynv.gov</a>	

---

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.

Rob Kaminski, Current Planning

II. Public Comment

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

None.

III. Approval of September 26, 2018 Minutes (For possible action)

Motion by: David Chestnut

Action: **APPROVE** minutes for September 26, 2018 as published

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

IV. Approval of Agenda for October 10, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested holds:

1. ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS: **HOLD** to November 14, 2018

Enterprise TAB meeting.

2. ZC-18-0640-MEQ-BD & D II, LLC: **HOLD** to November 14, 2018 Enterprise TAB meeting.

- 20. TM-18-500167-YI, SAM HEE: **HOLD** to November 14, 2018 Enterprise TAB meeting.
- 21. TM-18-500168-ORENGIL, KIVANC: **HOLD** to November 14, 2018 Enterprise TAB meeting.
- 25. VS-18-0696-YI, SAM HEE: **HOLD** to November 14, 2018 Enterprise TAB meeting.
- 27. WS-18-0697-YI, SAM HEE: **HOLD** to November 14, 2018 Enterprise TAB meeting.
- 28. WS-18-0698-ORENGIL, KIVANC: **HOLD** to November 14, 2018 Enterprise TAB meeting.

Related applications:

- 4. TM-18-500160-VERCHOTA, ROBERT J. & NANCY J. TR:
- 5. VS-18-0686-VERCHOTA, ROBERT J. & NANCY J. TR, ET AL:
- 6. ZC-18-0685-VERCHOTA, ROBERT J. & NANCY J. TR
  
- 9. NZC-18-0583-EAGLE PROMENADE, LLC:
- 10. VS-18-0596-ROOHANI KHUSROW FAMILY TRUST:
- 11. VS-18-0598-EAGLE PROMENADE, LLC:
  
- 16. DR-18-0737-LEWIS INVESTMENT CO NV, LLC:
- 22. TM-18-500174-LEWIS INVESTMENT CO NV, LLC:
  
- 17. DR-18-0739-PARAGON PLACE, LLC:
- 23. TM-18-500175-PARAGON PLACE, LLC:
- 26. VS-18-0738-PARAGON PLACE, LLC:
  
- 18. TM-18-500164-SILVERADO LAND PARTNERS, LLC:
- 19. TM-18-500165-SILVERADO LAND PARTNERS, LLC:
- 24. VS-18-0690-SILVERADO LAND PARTNERS, LLC:
- 31. ZC-18-0691-SILVERADO LAND PARTNERS, LLC:

V. Informational Items

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

- a. Clark County Commission District F Candidates Democrat Justin Jones and Republican Tisha Black will face each other, and frank questions submitted by voters. October 15, 2018, from 6 pm to 7 pm. Windmill Library Auditorium 7060 West Windmill Lane, Las Vegas, Nevada 89113.
- b.. Applications are available until Tuesday, November 13, 2018 for appointments by the Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year term beginning January 2019.
  - c. The Regional Transportation Commission is conducting a Share Your Vision Survey: [onboardsurvey.org](http://onboardsurvey.org)
  - d. LVMPD – Enterprise Area Command, Clark County Parks & Recreation and the Windmill Library are partnering for this year’s Trunk or Treat – Monster Mash on Thursday, October 25, 6-10pm at 6975 W Windmill.
  - e. Clean Water Fest at the Flamingo Water Resource Center 5857 E. Flamingo on Saturday, November 3, 8am-3pm. Tours are available, Touch-A-Truck, face painting, balloon artist and

food sales.

1. f. Citywide Block Party, Friday November 2, 2018 5pm-8 pm, Held at Desert Breeze Community Center 8275 Spring Valley Mountain Road.

## VI. Planning & Zoning

1. **ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS:**  
**ZONE CHANGE** to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in a MUD-3 Overlay District.

**USE PERMITS** for the following:

- 1) reduced separation from a convenience store to a residential use;
- 2) reduced separation from a gasoline station to a residential use; and
- 3) reduced separation from a vehicle wash to a residential use.

**DESIGN REVIEWS** for the following:

- 1) proposed convenience store;
- 2) proposed gasoline station;
- 3) proposed vehicle wash;
- 4) proposed retail building; and
- 5) proposed restaurant with a drive-thru.

Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise (description on file). SB/pb/ja (For possible action) 10/03/18 BCC

The applicant has requested a **HOLD** to the November 14, 2018 Enterprise TAB meeting.

2. **ZC-18-0640-MEQ-BD & D II, LLC:**  
**ZONE CHANGE** to reclassify 3.8 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone in the MUD-4 Overlay District.

**DESIGN REVIEWS** for the following:

- 1) a proposed shopping center; and
- 2) increase finished grade on 3.8 acres.

Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise (description on file). SB/rk/ja (For possible action) 10/03/18 BCC

The applicant has requested a **HOLD** to the November 14, 2018 Enterprise TAB meeting.

3. **TM-18-500169-BLUE DIAMOND RANCH II, LLC:**  
**TENTATIVE MAP** for a commercial subdivision consisting of 1 lot on 13.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. SB/mk/ja (For possible action) 10/16/18 PC

Motion by Cheryl Wilson

Action: **APPROVE**

**ADD** Current planning condition:

- Ensure access to the water well between APNs 176-13-801-006 and 176-13-801-007.

Per staff conditions.

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

4. **TM-18-500160-VERCHOTA, ROBERT J. & NANCY J. TR:**  
**TENTATIVE MAP** consisting of 37 single family residential lots and 2 common lots on 5.0 acres

BOARD OF COUNTY COMMISSIONERS

STEVEN SISOLAK, Chair - CHRIS GIUNCHIGLIANI, Vice-Chair

SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY

YOLANDA KING, County Manager



in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Shelbourne Avenue (alignment), and 685 feet west of Durango Drive within Enterprise. SB/md/ja (For possible action) 10/17/18 BCC

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

5. **VS-18-0686-VERCHOTA, ROBERT J. & NANCY J. TR, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Riley Street (alignment), and between Wigwam Avenue (alignment) and Mistral Avenue (alignment) within Enterprise (description on file). SB/md/ja (For possible action) 10/17/18 BCC

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

6. **ZC-18-0685-VERCHOTA, ROBERT J. & NANCY J. TR**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the length of a dead-end street (cul-de-sac) with a County approved turnaround.

**DESIGN REVIEWS** for the following:

- 1) proposed single family residential development; and
- 2) increased finished grade.

Generally located on the south side of Shelbourne Avenue (alignment), 685 feet west of Durango Drive within Enterprise (description on file). SB/md/ja (For possible action) 10/17/18 BCC

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

7. **DR-18-0725-DIAMOND MASONRY, LLC:**  
**DESIGN REVIEW** for an office/warehouse building with an outside storage area on 1.2 acres in M-1 (Light Manufacturing) Zone. Generally located on the west side of Redwood Street, 135 feet south of Richmar Avenue (alignment) within Enterprise. SB/rk/ja (For possible action) 11/06/18 PC

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 any significant changes to plans;

Per staff conditions.  
Motion **PASSED** (4-0) / Unanimous

8. **ET-18-400205 (UC-0318-11) -NAMAZ, LLC:**  
**USE PERMITS THIRD EXTENSION OF TIME** to commence the following:
  - 1) retail sales and services;
  - 2) convenience store with gasoline sales;
  - 3) alcohol sales – packaged (liquor, beer and wine); and

4) on-premises consumption of alcohol (service bar) in conjunction with a restaurant.  
**DESIGN REVIEW** for a future commercial retail development on 3.7 acres in an H-2 (General Highway Frontage) Zone in the Mountain's Edge Master Planned Community. Generally located on the southeast corner of Blue Diamond Road and Tenaya Way within Enterprise. SB/tk/ja (For possible action) 11/06/18 PC

Motion by David Chestnut

Action: **APPROVE**

**CHANGE** Current Planning bullet #1 to read:

- Until December 1, 2019 to commence.

Per staff if approved conditions.

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

9. **NZC-18-0583-EAGLE PROMENADE, LLC:**

**AMENDED HOLDOVER ZONE CHANGE** to reclassify 12.6 acres from R-E (Rural Estates Residential) Zone and C-1 (Local Business) Zone to R-4 (Multiple Family Residential - High Density) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) to increase building height;
- 2) reduce driveway departure distance from intersections (previously not notified); and
- 3) allow modified driveway design standards (previously not notified).

**DESIGN REVIEW** for a multi-family residential development on 12.6 acres. Generally located on the east side of Montessori Street and the north and south sides of Mardon Avenue within Enterprise (description on file). SS/rk/ja (For possible action) 11/06/18 PC

Motion by David Chestnut

Action: **DENY**

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

10. **VS-18-0596-ROOHANI KHUSROW FAMILY TRUST:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Montessori Street and Rosanna Street (alignment), and a portion of right-of-way being Mardon Avenue located between Montessori Street and Rosanna Street (alignment) within Enterprise (description on file). SS/jor/ja (For possible action) 11/06/18 PC

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

11. **VS-18-0598-EAGLE PROMENADE, LLC:**

**HOLDOVER VACATE AND ABANDON** a portion of a right-of-way being Rosanna Street between Mardon Avenue and Eldorado Lane and a portion of right-of-way being Eldorado Lane between Rosanna Street and Rainbow Boulevard within Enterprise (description on file). SS/jor/ja (For possible action) 11/06/18 PC

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

12. **VS-18-0701-BELARDE MARIO B.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Mohawk

Street and Edmond Street and between Cougar Avenue and Wigwam Avenue within Enterprise (description on file). SB/sd/ja (For possible action) 11/06/18 PC

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

13. **WS-18-0708-LH VENTURES, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the length of a dead end street with a County approved turnaround (cul-de-sac) in conjunction with an approved single family residential development on 9.7 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the southeast corner of Windmill Lane and Buffalo Drive within Enterprise. SB/jt/ja (For possible action) 11/06/18 PC

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

14. **WS-18-0716-DISTINCT CONCEPTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) increase wall height; and  
2) reduce setback for a gate call box  
in conjunction with a proposed residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Mesa Verde Lane and the west side of Placid Street within Enterprise. SS/rk/ja (For possible action) 11/06/18 PC

Motion by Basil Raffa  
Action: **DENY** Waiver of Development Standard 1  
**APPROVE** Waiver of Development Standard 2  
Per staff conditions.  
Motion **PASSED** (4-0) / Unanimous

15. **DR-18-0648-2SOME, LLC:**  
**DESIGN REVIEW** for a proposed retail center on 0.9 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District. Generally located on the east side of Jones Boulevard, 240 feet north of Warm Springs Road within Enterprise. SS/lm/ja (For possible action) 11/07/18 BCC

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Current Planning conditions:  
• All lighting to be fully shielded.  
• Design Review as a public hearing for future signage.  
Per staff conditions.  
Motion **PASSED** (4-0) / Unanimous

16. **DR-18-0737-LEWIS INVESTMENT CO NV, LLC:**  
**DESIGN REVIEWS** for the following:  
1) a single-family residential development; and  
2) increase finished grade  
on a 0.9-acre portion of 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located

900 feet east of Hualapai Way and 350 feet south of Pebble Road (alignment) within Enterprise. SB/gc/ja (For possible action) 11/07/18 BCC

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

17. **DR-18-0739-PARAGON PLACE, LLC:**

**DESIGN REVIEW** for a proposed single family residential development on a 2.3 acre portion of a 5.0 acre site in an R-2 (Medium Density Residential) Zone in the Southern Highlands Master Planned Community. Generally located on the north side of Grey Spencer Drive, 105 feet west of Gaelic Hills Drive (alignment) within Enterprise. SB/rk/ja (For possible action) 11/07/18 BCC

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

18. **TM-18-500164-SILVERADO LAND PARTNERS, LLC:**

**TENTATIVE MAP** consisting of 125 attached single family residential lots and common lots for a planned unit development (PUD) on a 7.4 acre portion of a 35.4 acre parcel in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east and west sides of Schirls Street (alignment) within Enterprise. SB/al/ja (For possible action) 11/07/18 BCC

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

19. **TM-18-500165-SILVERADO LAND PARTNERS, LLC:**

**TENTATIVE MAP** consisting of 200 single family residential lots and common lots on a 28 acre portion of a 35.4 acre parcel in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Arville Street, 660 feet south of Silverado Ranch Boulevard within Enterprise. SB/al/ja (For possible action) 11/07/18 BCC

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

20. **TM-18-500167-YI, SAM HEE:**

**TENTATIVE MAP** consisting of 23 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) 11/07/18 BCC

The applicant has requested a **HOLD** to the November 14, 2018 Enterprise TAB meeting.

21. **TM-18-500168-ORENGIL, KIVANC:**

**TENTATIVE MAP** consisting of 75 single family residential lots and common lots on 12.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) 11/07/18 BCC

The applicant has requested a **HOLD** to the November 14, 2018 Enterprise TAB meeting.

22. **TM-18-500174-LEWIS INVESTMENT CO NV, LLC:**

**TENTATIVE MAP** consisting of 5 single family residential lots and a common lot on a 0.9-acre portion of 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located 900 feet east of Hualapai Way and 350 feet south of Pebble Road (alignment) within Enterprise. SB/gc/ja (For possible action) 11/07/18 BCC

Motion by Jenna Waltho

Action: **APPROVE** per staff if approved conditions.

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

23. **TM-18-500175-PARAGON PLACE, LLC:**

**TENTATIVE MAP** consisting of 5 single family residential lots and common lots on a 2.3 acre portion of a 5.0 acre site in an R-2 (Medium Density Residential) Zone in the Southern Highlands Master Planned Community. Generally located on the north side of Grey Spencer Drive, 105 feet west of Gaelic Hills Drive (alignment) within Enterprise. SB/rk/ja (For possible action) 11/07/18 BCC

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.

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

24. **VS-18-0690-SILVERADO LAND PARTNERS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Jo Rae Avenue (alignment), and between Arville Street and Schuster Street (alignment); and portions of a rights-of-way being Landberg Avenue located between Arville Street and Schirlls Street and Schirlls Street located between Landberg Avenue and Silverado Ranch Boulevard within Enterprise (description on file). SB/al/ja (For possible action) 11/07/18 BCC

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

25. **VS-18-0696-YI, SAM HEE:**

**VACATE AND ABANDON** easements of interest to Clark County located between Levi Avenue and Cactus Avenue, and between Durango Drive (alignment) and Rich Sands Street (alignment) within Enterprise (description on file). SB/al/ja (For possible action) 11/07/18 BCC

The applicant has requested a **HOLD** to the November 14, 2018 Enterprise TAB meeting.

26. **VS-18-0738-PARAGON PLACE, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Grey Spencer Drive and Palliser Bay Drive (alignment), and between Gaelic Hills Drive (alignment) and Holyrood Court (alignment) within Enterprise (description on file). SB/rk/ja (For possible action) 11/07/18 BCC

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.

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

27. **WS-18-0697-YI, SAM HEE:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** for the following:  
1) single family residential development; and  
2) increase finished grade for lots  
on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) 11/07/18 BCC

The applicant has requested a **HOLD** to the November 14, 2018 Enterprise TAB meeting.

28. **WS-18-0698-ORENGIL, KIVANC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** for the following:  
1) single family residential development; and  
2) increase finished grade on 12.6 acres in an R-2 (Medium Density Residential) Zone.  
Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) 11/07/18 BCC

The applicant has requested a **HOLD** to the November 14, 2018 Enterprise TAB meeting.

29. **WS-18-0741-MEH RETAIL, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) reduced separation between monument signs; and  
2) allow roof signs.  
**DESIGN REVIEWS** for the following:  
1) signage; and  
2) animated signs  
in conjunction with an approved commercial center on 6.5 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the southwest corner of Blue Diamond Road and Dean Martin Drive within Enterprise. SB/gc/ja (For possible action) 11/07/18 BCC

Motion by David Chestnut

Action: **APPROVE** Waivers of Development Standards 1 & 2 and Design Review 1

**APPROVE** Design Review 2 with scintillation only

**ADD** Current Planning condition:

- Design Review as a public hearing for future signage.

Per staff conditions.

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

30. **ZC-18-0687-ZSKSAIZ M. FAMILY TRUST:**  
**ZONE CHANGE** to reclassify 2.9 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone in the MUD-1 Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) increased building height;  
2) cross- access;  
3) waive applicable design standards per Table 30.56-2; and  
4) increase the length of a dead-end street (cul-de-sac) with a County approved turnaround.  
**DESIGN REVIEW** for a proposed mini-warehouse facility. Generally located on the north side of Dale Avenue, 1,130 feet west of Las Vegas Boulevard South within Enterprise (description on file). SS/md/ja (For possible action) 11/07/18 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 changes to plans.

Per staff conditions

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

31. **ZC-18-0691-SILVERADO LAND PARTNERS, LLC:**

**ZONE CHANGES** for the following:

- 1) reclassify 7.4 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone; and
- 2) reclassify 28.0 acres from R-E (Rural Estates Residential) Zone to R- 2 (Medium Density Residential) Zone.

**USE PERMIT** for a residential planned unit development (PUD).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) reduce setbacks;
- 2) increase wall height;
- 3) increase the number of units accessed from a stub street;
- 4) reduce street width;
- 5) reduce street intersection off-set; and
- 6) alternative residential driveway geometrics.

**DESIGN REVIEWS** for the following:

- 1) an attached single family residential planned unit development (townhouses) in an R-3 (Multiple Family Residential) Zone;
- 2) a detached single-family residential development in an R-2 (Medium Density Residential) Zone; and
- 3) increase finished grade for lots within a proposed residential development.

Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise (description on file). SB/al/ja (For possible action) 11/07/18 BCC

Motion by David Chestnut

Action: **DENY** Zone Change #1

**APPROVE** Zone Change #2

**DENY** Use Permit for PUD

**DENY** Waiver of development standards #s 1, 3, 5 & 6

**APPROVE** Waiver of Development Standards #s 2 and 4

**DENY** Design Reviews #s 1 and 2

**APPROVE** Design Review # 3

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

VII. General Business:

1. The TAB to nominate a primary and alternate representative for Enterprise to the Community Development Advisory Committee (CDAC). (For Possible action)

Motion by David Chestnut

Action: **APPROVE** nominate Peter Sarles as primary and Steve Makar as alternate to CDAC.

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

2. Select one Town Advisory Board member to serve as a jury member for the James Regional Sports Complex artwork project. (For possible action)

Motion by David Chestnut

Action: **APPROVE** nominate Jenna Waltho as the Enterprise TAB representative to James Regional Sports Complex artwork project.

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

3. Review/finalize FY 2019/2020 budget request(s) and take public comment on the budget request(s). (For possible action)

Motion by David Chestnut

Action: **APPROVE** The revised budget items presented by the chair. Allow the chair and liaison to make minor edits and revisions prior to submission.

Motion **PASSED** (4-0) / Unanimous (See attached budget items.)

#### VIII. Public Comment:

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

A citizen mentioned more real estate agents should attend Town Advisory Board meetings to better understand what is happening in their area.

#### IX. Next Meeting Date

The next regular meeting will be November 1, 2018 at 6:30 p.m.

#### X. Adjournment

The meeting was adjourned at 10:15 p.m.



11/20/18 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

RAINBOW BLVD/BADURA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-18-0775-DALEY FAMILY TRUST & DALEY WILLIAM TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Warm Springs Road and Badura Avenue within Enterprise (description on file). SS/sd/ja (For possible action)

RELATED INFORMATION:

**APN:**

176-02-301-012 through 176-02-301-015; 176-02-301-021; 176-02-401-003 through 176-02-401-007

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK  
ENTERPRISE - COMMERCIAL-GENERAL

**BACKGROUND:**

**Project Description**

176-02-301-012: Vacation and Abandonment of 33 foot wide government patent easements located along the western and eastern parcel lines and an 8 foot wide government patent easement along the southern parcel line of subject parcel.

176-02-301-013: Vacation and Abandonment of 33 foot wide government patent easements located along the western and eastern property lines of subject parcel.

176-02-301-014: Vacation and Abandonment of 33 foot wide government patent easements located along the western and eastern parcel lines of subject parcel.

176-02-301-015: Vacation and Abandonment of 33 foot wide government patent easements located along the western and eastern parcel lines and an 8 foot wide government patent easement along southern parcel line of subject parcel.

176-02-401-003: Vacation and Abandonment of 33 foot wide government patent easements located along the western and eastern parcel lines, an 8 foot wide government patent easement along the northern parcel line, and a 3 foot wide government patent easement along the southern parcel line of the subject parcel.

176-02-401-004: Vacation and Abandonment of a 33 foot wide government patent easement located along the western parcel line and an 8 foot government patent easements located along the northern and eastern parcel line of the subject parcel.

176-02-401-005: Vacation and Abandonment of a 33 foot wide government patent easement located along the western parcel line and an 8 foot government patent easement located along the eastern parcel line of the subject parcel.

176-02-401-006: Vacation and Abandonment of 33 foot wide government patent easements located along the western and southern parcel line and an 8 foot government patent easement located along the eastern parcel line of the subject parcel.

176-02-401-007: Vacation and Abandonment of 33 foot wide government patent easements located along the western and southern parcel line and an 8 foot government patent easement located along the southern parcel line of the subject parcel.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0551	Reclassified 15 acres from R-E and C-2 zoning to C-2 zoning	Approved By BCC	October 2018
ZC-18-0555	Reclassified 10 acres from C-2 and M-1 zoning to U-V zoning	Approved By BCC	October 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & C-2	Undeveloped & Parking Lot
South	Commercial General	C-2	Undeveloped
East	Residential High	R-3	Multi-Family Residential
West	Commercial General	C-2	Undeveloped & Neighborhood Shopping Center

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that no longer serve a public purpose. The applicant indicates that the corresponding right-of-way that needs to be vacated will be submitted at a later date.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to the back of curb for Badura Avenue, 25 feet to 50 feet to the back of curb for Arby Avenue, the portion of the cul-de-sac for Capovilla Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way in some areas and the dedication to back of curb in other areas and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

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

**APPLICANT: PENNANT EQUITIES LLC**

**CONTACT: LIZ DELK, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135**



# VACATION APPLICATION 1A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VSI) <input type="checkbox"/> EASEMENT(S) RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>9/25/18</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>875.00</u> CHECK #: <u>1060</u> COMMISSIONER: <u>SS</u> OVERLAY(S)? <u>CMA-MUD-3</u> TRAILS? <input checked="" type="checkbox"/> Y/N      PFNA? <input checked="" type="checkbox"/> Y/N	APP. NUMBER: <u>VS-18-0775</u> TAB/CAC <u>Enterprise</u> TAB/CAC DATE: <u>11/1/18</u> TIME: <u>6:30</u> PC MEETING DATE: <u>11/20</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>DE, U-1, C-2</u> PLANNED LAND USE: _____
--	-------	---	--

PROPERTY OWNER	NAME: <u>Daley Family Trust et al</u> ADDRESS: <u>11920 Southern Highlands Pkwy., #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
----------------	--

APPLICANT	NAME: <u>Pennant Equities, LLC</u> ADDRESS: <u>5665 N. Scottsdale Rd., #150</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85250</u> TELEPHONE: <u>480-219-0310</u> CELL: <u>n/a</u> E-MAIL: <u>gordon@pennantdevelopment.com</u> REF CONTACT ID #: <u>166096</u>
-----------	---

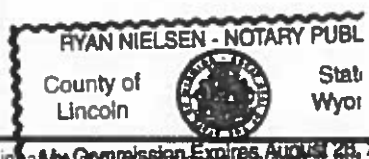
CORRESPONDENT	NAME: <u>Liz Delk - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Ste. 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>eed@kcnvlaw.com</u> REF CONTACT ID #: <u>166096</u>
---------------	---

ASSESSOR'S PARCEL NUMBER(S): Rainbow Blvd. and Badura Ave.  
176-02-301-012 thru 015 + 021 | 176-02-401-003 thru 007  
 PROPERTY ADDRESS and/or CROSS STREETS: Rainbow Blvd. and Badura Ave.

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

William L Daley  
 Property Owner (Signature)\*  
 STATE OF NEVADA Wyoming  
 COUNTY OF Lincoln  
 SUBSCRIBED AND SWORN BEFORE ME ON August 27, 2018 (DATE)  
 By William L Daley  
 NOTARY PUBLIC: Ryan Nielsen

William L Daley  
 Property Owner (Print)



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature of a corporation, partnership, trust, or provides signature in a representative capacity.

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**ELISABETH E. DELK**

[edelk@kcwlvlaw.com](mailto:edelk@kcwlvlaw.com)  
702.792.7000

September 25, 2018

**VIA HAND DELIVERY**

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

**Re: *Justification Letter – Vacation  
Badura and Redwood  
Pennant Equities, LLC  
APNs: 176-02-301-012 through 015, and 021; 176-02-401-003  
through 007***

To Whom It May Concern:

This firm represents Pennant Equities, LLC (the "Applicant") in the above referenced matter. The proposed project is located on approximately 24.01 acres on the southeast corner of West Badura Avenue and Redwood Street (the "Property"). The Property is more particularly described as Assessor's Parcel Numbers 176-02-301-012 through 015 and 021, and 176-02-401-003 through 007.

The Applicant currently has applications submitted with the Clark County Planning Department for a non-conforming zone change and design review for a commercial retail development and a conforming zone change for a mixed use development (NZC-18-551 and ZC-18-555). These applications are currently set to be heard at the October 3<sup>rd</sup> Board of County Commissioners hearing for final decision.

This application is a request for a vacation of patent easements to allow for development. The required right-of-way easements, which are required in order to conform with the requirements set by Public Works, will be submitted at a later date

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. Delk

LAS VEGAS OFFICE  
1680 Festival Plaza Drive  
Suite 850  
Las Vegas, NV 89135  
Tel 702 762 7000  
Fax 702 796 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

SOUTHERN HIGHLANDS  
WEST RIDGE  
(TITLES 28 & 29)

GOLF ESTATES DR/AUGUSTA NATIONAL DR

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-18-500181-SOUTHERN HIGHLANDS INVEST PTNRS:**

**TENTATIVE MAP** consisting of 200 single family residential lots and 14 common lots on 54.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community.

Generally located on the south side of Golf Estates Drive (alignment), 1,200 feet west of Augusta National Drive (alignment) within Enterprise. SB/md/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
191-07-211-001

**LAND USE PLAN:**  
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) -  
SUBURBAN RESIDENTIAL

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 54.4
- Number of Lots/Units: 200
- Density (du/ac): 3.7
- Minimum/Maximum Lot Size (square feet): 4,000
- Project Type: Single family residential

The plans depict a proposed single family residential development consisting of 200 lots on 54.4 acres for a density of 3.7 dwelling units per gross acre. The proposed development consists of 3 different lot sizes consisting of 4,000, 4,500, and 5,000 square feet. The minimum and maximum lot sizes are 4,000 square feet and 10,097 square feet, respectively. The primary ingress and egress to the proposed development will be taken from a 60 foot wide BLM access road which connects to Starr Hills Avenue to the north. The proposed development features a private entry gate with a minimum setback of 100 feet from the west property line adjacent to the main access road to the site. An internal network of private streets serve the interior of the development measuring between 41.5 feet to 54 feet in width. A 4 foot wide sidewalk is proposed adjacent to 1 side of the private streets. This is an area of Southern Highlands that has topographical constraints; however, Southern Highlands has a locked in code under Title 29, which does not have hillside development regulations. The applicant indicates elevations and

floor plans are not available at this time, as the lots within the subdivision will be sold to future residential developers.

**Landscaping**

The plans depict 14 common element lots dispersed throughout the interior and perimeter of the proposed residential development. The common element lots adjacent to the private rights-of-way feature 15 gallon trees planted 30 feet on center.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0080-14	A map that originally subdivided this site into 230 residential lots on approximately 54.4 acres – expired	Approved by RC	July 2014
WT-0472-14	Allow modified street improvement standards and early final grading with a design review for a 230 lot single family residential development – expired	Approved by PC	July 2014
UC-0370-14	Allow modified wall height standards in conjunction with a proposed single family residential development – expired	Approved by PC	June 2014
ZC-0107-13	Reclassified a portion of this site (37 acres) to R-2 zoning	Approved by BCC	May 2013
TM-0030-13	A map that subdivided this site into 203 residential lots and 4 larger sub-dividable lots on approximately 299 acres	Approved by PC	May 2013
TM-0111-12	A map that amended 42 lots to create smaller parcels	Approved by PC	January 2013
TM-0183-08	A map that originally subdivided this site into 93 residential lots on approximately 306 acres	Approved by PC	December 2008
UC-0075-07	Modification to residential development standards	Approved by PC	February 2007
ZC-0750-06	Reclassified a larger portion of this site to R-2 zoning, and included tiered retaining parsons walls up to a maximum of 45 feet in height	Approved by BCC	August 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South & West	Open Land	R-E	Undeveloped
East	Major Project	R-2	Undeveloped

## Related Applications

Application Number	Request
UC-18-0773	A use permit for modified wall height standards, waivers to allow modified street improvement standards, modified driveway design standards, and allow non-standard improvements (landscape islands) within the private right-of-way in conjunction with a proposed single family residential development is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Titles 28 and 29.

#### Analysis

##### Current Planning

This request meets the tentative map requirements as outlined in Titles 28 and 29.

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- No permits shall be issued until the applicant or Clark County is issued a BLM right-of-way grant for the proposed access road;
- Off-site improvements to be coordinated with Public Works - Development Review Division, and shall include, at a minimum, paved legal access;
- Execute a Restrictive Covenant Agreement (deed restrictions) if full off-site improvements are not required by Public Works - Development Review Division;
- Clark County Fire Prevention approval of all over-length cul-de-sacs;
- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division.



**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- A Street Naming Application shall be required to name the BLM access Road;
- Calamity Ridge shall have the suffix of Court.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0572-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

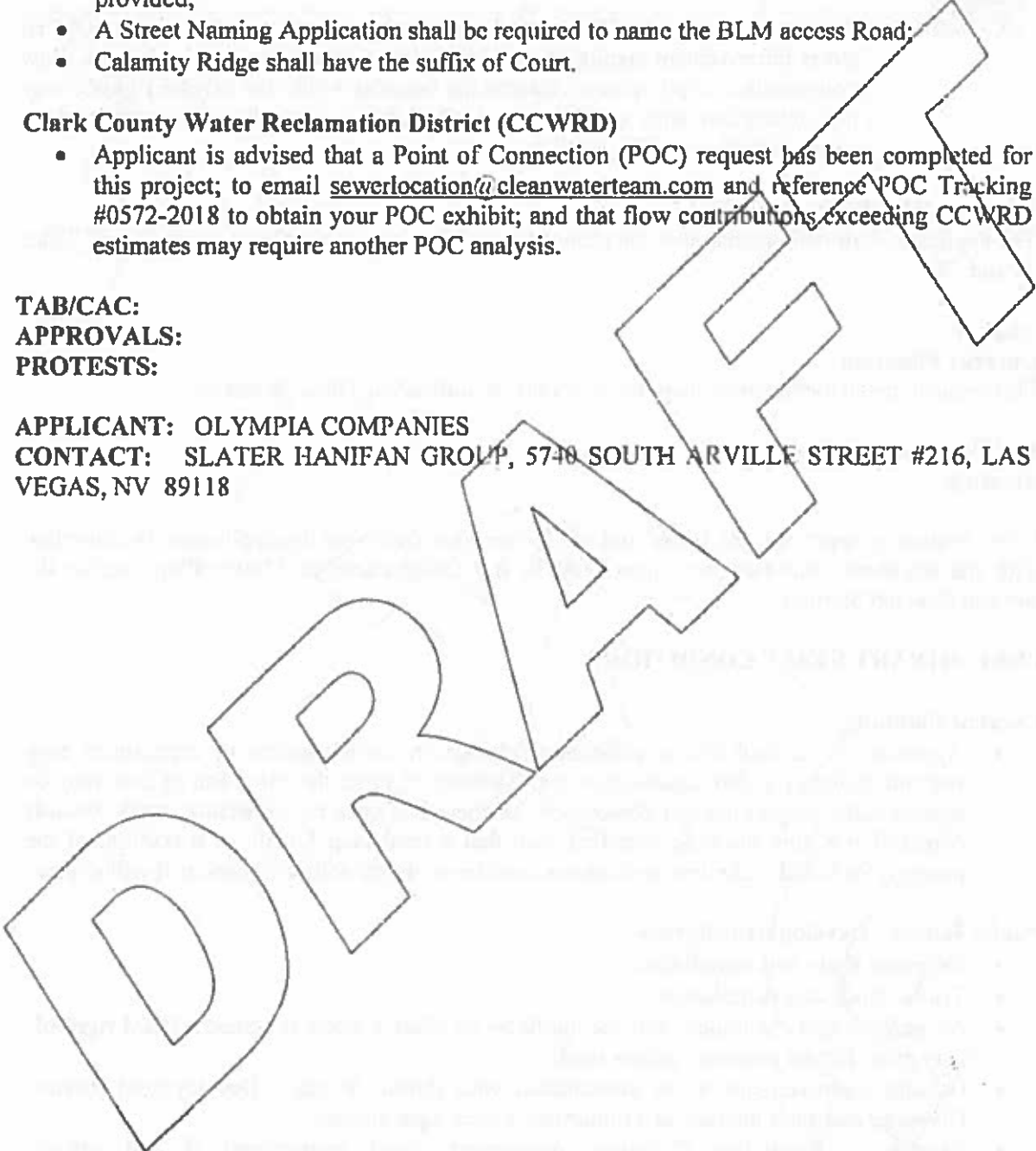
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: OLYMPIA COMPANIES**

**CONTACT: SLATER HANIFAN GROUP, 5740 SOUTH ARVILLE STREET #216, LAS VEGAS, NV 89118**





# TENTATIVE MAP APPLICATION 2A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TENTATIVE MAP (TM)  <input checked="" type="checkbox"/> TENTATIVE MAP MAJOR PROJECT	STAFF	DATE FILED: <u>9/25/18</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$750.00</u> CHECK #: _____ COMMISSIONER: <u>BAKER</u> OVERLAY(S)? <u>MDP</u> TRAILS? <u>Y</u> / <u>N</u> PFNA? <u>Y</u> / <u>N</u>	APP. NUMBER: <u>14-18-500/21</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>11/01/18</u> TIME: <u>6:30</u> PC MEETING DATE: <u>11/20/18 7:00 P.M.</u> BCC MEETING DATE: <u>—</u> ZONE / AE / RNP: <u>R-2/NONE/NONE</u> PLANNED LAND USE: <u>MOP</u> NOTES: <u>REFERENCE UC-18-0773</u>
---	-------	--	--

PROPERTY OWNER	NAME: <u>Southern Highlands Investment Partners</u> ADDRESS: <u>11411 Southern Highlands Parkway, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-220-6565</u> CELL: _____ E-MAIL: <u>bmorris@olympiacompanies.com</u>
----------------	--

APPLICANT	NAME: <u>Olympia Companies</u> ADDRESS: <u>11411 Southern Highlands Parkway, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-220-6565</u> CELL: _____ E-MAIL: <u>bmorris@olympiacompanies.com</u> ACA CONTACT ID #: _____
-----------	---

CORRESPONDENT	NAME: <u>Slater Hanifan Group</u> ADDRESS: <u>5740 South Arville, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.com</u> ACA CONTACT ID #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 191-07-211-001

---

PROPERTY ADDRESS and/or CROSS STREETS: Southern Highlands Parkway & St Rose Parkway

TENTATIVE MAP NAME: West Ridge at Southern Highlands

TENTATIVE MAP #: \_\_\_\_\_      GROSS ACREAGE: 54.26

NUMBER OF LOTS: 200 residential, 14 common      GROSS DENSITY: 3.69 DU/AC

STAFF	COMMENTS: _____ _____ _____ _____ _____ _____
-------	--



OLY1402-001

September 4, 2018

Mark Donohue

Clark County Comprehensive Planning

500 South Grand Central Parkway

Las Vegas, NV 89155-4000

**SUBJECT:** Tentative Map for West Ridge

Dear Mr. Donohue:

On behalf of our client Southern Highlands Investment Partners, LLC. we respectfully request the Tentative Map to be heard at the Board of County Commissioners meeting concurrently with the Use Permit and Design Review applications. It is our understanding per Nevada Revised Statutes that Tentative Maps are required to have Commission actions within 45 days. However, Southern Highlands Investment Partners, LLC. would like the applications to go concurrent since they are companion items on the same site.

Sincerely,

Slater Hanifan Group, Inc.

Chelsea Jensen

Senior Project Coordinator

11/20/18 PC AGENDA SHEET

SINGLE FAMILY  
RESIDENTIAL DEVELOPMENT  
(TITLES 28 & 29)

GOLF ESTATES DR/ AUGUSTA NATIONAL DRIVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0773-SOUTHERN HIGHLANDS INVEST PTNRS:

USE PERMIT for modified wall height standards.

WAIVERS for the following: 1) allow modified street improvement standards; 2) allow modified driveway design standards; and 3) allow non-standard improvements within the private right-of-way.

DESIGN REVIEW for a single family residential development on 54.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community.

Generally located on the south side of Golf Estates Drive (alignment), 1,200 feet west of Augusta National Drive (alignment) within Enterprise. SB/md/ja (For possible action)

RELATED INFORMATION:

APN:

191-07-211-001

**USE PERMIT:**

Increase wall height to 18 feet (6 foot screen wall plus 12 foot retaining wall) where a maximum of 9 feet is permitted (6 foot wall plus 3 foot retaining wall) (a 100% increase).

**WAIVERS:**

1.
  - a. Establish modified improvement standards for 37.5 foot wide private streets including a 4 foot wide sidewalk on 1 side of the street with "R" curb adjacent to the sidewalk side and "L" curb adjacent to the non-sidewalk side.
  - b. Increase the length of a dead end street (main entry access road cul-de-sac) with a County approved turnaround to 7,000 feet where 500 feet is the maximum allowed (a 1,300% increase).
  - c. Increase the length of a dead end street (cul-de-sacs) to 1,625 feet where 500 feet is the maximum allowed (a 225% increase).
2. Reduce the driveway offset to 12 inches where 12 feet is required from the edge of driveway to curb return (a 91.7% reduction).
3. Allow non-standard improvements within the private right-of-way (landscape islands).

## **LAND USE PLAN:**

### **ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) - SUBURBAN RESIDENTIAL**

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 54.4
- Number of Lots/Units: 200
- Density (du/ac): 3.7
- Minimum/Maximum Lot Size (square feet): 4,000
- Project Type: Single family residential

#### Site Plans

The plans depict a proposed single family residential development consisting of 200 lots on 54.4 acres for a density of 3.7 dwelling units per gross acre. The proposed development consists of 3 different lot sizes consisting of 4,000, 4,500, and 5,000 square feet. The minimum and maximum lot sizes are 4,000 square feet and 10,097 square feet, respectively. The primary ingress and egress to the proposed development will be taken from a 60 foot wide BLM access road which connects to Starr Hills Avenue to the north. The proposed development features a private entry gate with a minimum setback of 100 feet from the west property line adjacent to the main access road to the site. An internal network of private streets serve the interior of the development measuring between 41.5 feet to 54 feet in width. A 4 foot wide sidewalk is proposed adjacent to 1 side of the private streets. This is an area of Southern Highlands that has topographical constraints; however, Southern Highlands has a locked in code under Title 29, which does not have hillside development regulations. The applicant indicates elevations and floor plans are not available at this time, as the lots within the subdivision will be sold to future residential developers.

The waivers of title associated with this request are for modified street improvement and driveway design standards, in addition to non-standard improvements (landscape islands) within the private right-of-way. The modifications to the improvement standards occur at various locations throughout the subdivision. Additionally, the request for modified standards to increase the height of walls throughout the development is due to the severe topography of the project site. The tiered walls will be a minimum of 6 feet apart.

#### Landscaping

The plans depict 14 common element lots dispersed throughout the interior and perimeter of the proposed residential development. The common element lots adjacent to the private rights-of-way feature 15 gallon trees planted 30 feet on center.

#### Applicant's Justification

The applicant states that the proposed private street width is allowed within Title 30 and is common throughout other residential subdivisions within Clark County. Twelve foot high screen/retaining wall combinations have been approved within other parts of the Southern

Highlands Master Planned Community. A 15 foot wide landscape buffer has been provided along the perimeter of the project site to allow for stacked walls in an effort to soften the transition between adjacent parcels. Additionally, the project site has existing slopes that will require the proposed retaining walls. The applicant indicates the 7,000 foot long main access road is the only access that is specifically being constructed for this community and includes a standard size cul-de-sac that terminates at the entrance to the subdivision. The bulb radii of the cul-de-sac meets Clark County's fire code, thus allowing easy turn around for vehicles. The cul-de-sacs located within the interior of the subdivision utilize a large radius that Clark County requires. According to the applicant, the south portion of Wolf Ridge Street within the proposed development has been widened to allow for the installation of a large storm drain conduit. This has artificially widened the street to 50 feet from back of curb to back of curb. County requirements state that when a lot's driveway is close to a street with a width of 50 feet or greater, the driveway offset must be a minimum of 12 feet. The wider street is actually a residential street that has been widened for utility purposes and not for an increase in traffic flow. Non-standard improvements consisting of landscape islands are requested within the private right-of-way. The landscape islands will beautify the community and break-up the large area of asphalt in the proposed oversize cul-de-sacs. The streets are private and the landscaping will be privately maintained.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0080-14	A map that originally subdivided this site into 230 residential lots on approximately 54.4 acres – expired	Approved by PC	July 2014
WT-0472-14	Allow modified street improvement standards and early final grading with a design review for a 230 lot single family residential development – expired	Approved by PC	July 2014
UC-0370-14	Allow modified wall height standards in conjunction with a proposed single family residential development – expired	Approved by PC	June 2014
ZC-0107-13	Reclassified a portion of this site (37 acres) to R-2 zoning	Approved by BCC	May 2013
TM-0030-13	A map that subdivided this site into 203 residential lots and 4 larger sub-dividable lots on approximately 299 acres	Approved by PC	May 2013
TM-0111-12	A map that amended 42 lots to create smaller parcels	Approved by PC	January 2013
TM-0183-08	A map that originally subdivided this site into 93 residential lots on approximately 306 acres	Approved by PC	December 2008
UC-0075-07	Modification to residential development standards	Approved by PC	February 2007
ZC-0750-06	Reclassified a larger portion of this site to R-2 zoning, and included tiered retaining parsons walls up to a maximum of 45 feet in height	Approved by BCC	August 2006

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Facilities	R-E	Undeveloped
South & West	Open Land	R-E	Undeveloped
East	Major Project	R-2	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-18-500181	A tentative map for a 200 lot single family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive 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 project site is an area within Southern Highlands that has topographical constraints and has had previous approvals for tiered retaining walls up to 45 feet in height. A 15 foot wide landscape buffer has been provided around the perimeter of the project site to allow for stacked walls in an effort to soften the transition between adjacent parcels. Staff finds that given the severe topography of the land and the previous approval of 45 foot high tiered walls in the area, this request should not negatively impact the surrounding area. If the request is approved, staff recommends a condition the retaining walls be decorative to eliminate any blank wall facades.

Design Review

The proposed single family residential development closely resembles the development that has been approved for Olympia Section 7 at South Highlands, immediately to the east of the project site. Staff finds the design of the residential subdivision is compatible with the surrounding area and harmonious with the land use patterns and density within this portion of Southern Highlands. Therefore, staff recommends approval with a condition for a design review as a public hearing for future elevation plans.

**Public Works - Development Review**

Waiver #1a

Staff has no objection to this request to allow "R" curbs within the development as these curbs will allow the proposed sidewalks to be ADA compliant.

Waiver #1b

While staff can support the request for the over 1 mile long street to allow access to the development from Starr Hills Avenue, significant challenges still exist for the applicant to secure the necessary right-of-way grants from the BLM. Not only is a 60 foot wide right-of-way needed for the future roadway, but a considerable amount of grading outside of the proposed roadway may be necessary, meaning that the grant may be much wider than 60 feet. In the interim, staff will support this request, subject to Fire Prevention approval, provided that the applicant continues to work diligently towards securing the grant and provided that no permits are issued until the grant is approved and issued.

Waiver #1c

The over-length dead end street requested with this waiver is for a private street within the gated subdivision. Staff has no objection as long as Fire Prevention approves the 1,625 foot long street.

Waiver #2

Staff finds the request for the reduced distance from the back of curb radius to the proposed driveway for Lot 46 to be self-imposed. Additionally, sufficient room exists on this Lot to meet the minimum standards.

Waiver #3

Staff has no objection to allowing landscaping islands within the private streets, provided minimum Fire Department requirements are met.

**Staff Recommendation**

Approval of the use permit, design review, and waivers #1 and #3; and denial of waiver #2.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Titles 28 & 29, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Design review as a public hearing for future elevation plans.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;



- No permits shall be issued until the applicant or Clark County is issued a BLM right-of-way grant for the proposed access road;
- Off-site improvements to be coordinated with Public Works - Development Review Division, and shall include, at a minimum, paved legal access;
- Execute a Restrictive Covenant Agreement (deed restrictions) if full off-site improvements are not required by Public Works - Development Review Division;
- Clark County Fire Prevention approval of all over-length cul-de-sacs;
- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade for a maximum of 25 feet of approach/departure.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0572-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: OLYMPIA COMPANIES  
CONTACT: SLAYER HANIFAN GROUP, 5740 SOUTH ARVILLE STREET #216, LAS VEGAS, NV 89118**



# TITLE 29 LAND USE APPLICATION

MAJOR PROJECT ONLY

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

# 3A

- APPLICATION TYPE**
- EXTENSION OF TIME (ORIGINAL APPLICATION #): \_\_\_\_\_
  - DESIGN REVIEW
  - PUBLIC HEARING
  - STREET NAME / NUMBERING CHANGE
  - TENTATIVE MAP
  - USE PERMIT
  - VACATION & ABANDONMENT
  - VARIANCE
  - WAIVER OF CONDITIONS (ORIGINAL APPLICATION #): \_\_\_\_\_
  - ZONE CHANGE
    - CONFORMING
    - NONCONFORMING

DATE FILED: 9/25/18 APPLICATION NUMBER: UC-18-0773  
 PLANNER INITIALS: MWJ MEETING DATES - PC: 11/20/18 BCC: -  
 FEE: \$1,825.00 TAB / CAC: ENTERPRICE MTG: 11/1/18  
 CHECKLIST:  ZONE / AE DISTRICT: R-2/NINE  
 CHECK #: \_\_\_\_\_ PLANNED LAND USE: ENTMAP  
 PROCESSED BY: \_\_\_\_\_ SEC / TWP / RANGE: 57/T23/61  
 REFERENCE FILES: JM-1A-500181

PROPERTY OWNER: Southern Highlands Investment Partners  
 APPLICANT: Olympia Companies

**ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO:**

NAME: Slater Hanifan Group  
 ADDRESS: 5740 South Arville, Suite 216  
 CITY: Las Vegas STATE: NV ZIP: 89118  
 TELEPHONE: 702-284-5300 CELL: \_\_\_\_\_  
 FAX: 702-284-5399 E-MAIL (OPTIONAL): shgprocessing@shg-inc.com

ASSESSOR'S PARCEL NUMBER(S): 191-07-211-001

PROPERTY ADDRESS AND / OR NEAREST CROSS STREETS: Southern Highlands Parkway & St Rose Parkway

ZONE BOUNDARY AMENDMENT ONLY: Present zone classification: R2  
 Gross acreage: 54.37 Desired zone classification: R2  
 PROJECT DESCRIPTION (brief summary): Single Family Residential Subdivision

ATTACH JUSTIFICATION LETTER

- PROJECT OF REGIONAL SIGNIFICANCE
- PUBLIC HEARING NOTICE RADIUS \_\_\_\_\_ ft
- SUPPLEMENTAL FEES APPLIES
- COMMISSIONER DISTRICT \_\_\_\_\_

(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)  
 \_\_\_\_\_  
 Property Owner (Signature)

Marc A. Boffice  
 Property Owner (Print)  
 \_\_\_\_\_  
 Property Owner (Print)

NOTARY PUBLIC: Debra Juma  
 SUBSCRIBED AND SWORN TO BEFORE ME  
 THIS 18 DAY OF Sept, 2018





OLY1810.000

September 25, 2018

City of Las Vegas Development Services  
333 N. Rancho Drive  
Las Vegas, NV 89106

PLANNER  
COPY

**RE: West Ridge  
APN 191-07-211-001  
Justification Letter for the Tentative Map, Design Review and Use Permit/ Waiver of Title**

To Whom it May Concern:

Slater Hanifan Group, on behalf of our client, Southern Highlands Investment Partners, LLC (Olympia Group), respectfully submit this justification letter to request for Tentative Map, Design Review and Use Permit/Waiver of Title. This project is generally located west of the existing Southern Highlands community on the west side of the mountain ridge line. This community will consist of 200 homes with a gross area of 54.37 acres.

### Tentative Map

This map submittal is in conformance with Title 29 for Southern Highlands. This development consists of three (3) different lot sizes: 40' x 100', 45' x 100' and 50' x 100'.

### Design Review Justification

This design review is being submit so the site plan for this community can be reviewed. As noted above, there are three (3) different lot sizes. This project is in a steep geographic area near a hillside. This community will be private, gated and the street layouts are configured accordingly. Please note that the architectural floor plans and elevations are not available at this time.

### Use Permit Justification

Please see below for a summary of the use permits that we are requesting. Please see the enclosed Use Permit/Waiver of Title Site Plan Exhibit.

#### 1. Street Sections

- A. Allowed: 47' wide street with L-curb and 5' wide sidewalks on both sides, per uniform design standard dwg no. 206.S1.
- B. Requested: For a 37.5' wide private street with R curb on the sidewalk side and L-curb on the other side with a 4' sidewalk on one side of the street.
- C. Justification: This community will be private and gated and these street widths are allowed in title 30 and are common across Clark County.

#### 2. Retaining Wall Heights

- A. Allowed: 3' high retaining walls with 6' high screen wall on top, for a total of 9', per Title 29.
- B. Requested: To use tiered 12' high retaining walls with 6' high screen walls on top, for a total of 18'. Tiered walls will be a minimum of 6' apart.



- C. Justification: This community is located in the Southern Highlands Masterplan where 12' walls are permitted per UC-0274-08. A 15' buffer has been provided along the perimeter to allow for stacked walls in effort to soften the transition between adjacent parcels. Also, the site has existing slopes that will require these retaining walls.

### Waiver of Title Justification

Please see below for a summary of the waiver of title items that we are requesting. Please see the enclosed Use Permit/ Waiver of Title Site Plan Exhibit.

1. Over Length Cul-de-Sac
  - A. Allowed: 500' maximum length, per USD dwg no. 212.
  - B. Requested:
    - a. Main entry access road: A cul-de-sac that is approximately 7,000' in length.
    - b. Cul-de-sacs interior to the community that are as long as 1,625' in length.
  - C. Justification:
    - a. This is the only access that is being constructed specifically for this community with a standard size cul-de-sac that ends at the subdivision entry. The bulb radii meet Clark County's fire code, thus allowing easy turn around.
    - b. The on-site cul-de-sacs utilize the larger radius that Clark County requires. The outside radius is 55' where 52' is the minimum.
  
2. Driveway Offset
  - A. Allowed/Required: 12' from driveway edge to BCR.
  - B. Requested: 1' from driveway edge to BCR.
  - C. Justification: In this community the south portion of Wolf Ridge Street has been widened to allow for the installation of a large storm drain conduit. This has artificially widened the street to 50' from BC to BC. County requirements are that when a lot's driveway is close to a 50' or larger street, then the driveway offset is 12' minimum. We feel this is justified because the wider street is actually a residential street that has been widened for utility purposes and not for an increase in traffic flow.
  
3. Non-Standard Improvements within Private Right-of-Way
  - A. Required: No non-standard improvements within private rights-of-way
  - B. Requested: To allow landscaping within the islands in the oversized cul-de-sacs at the end of Cantina Heights Street and Calamity Ridge Street.
  - C. Justification: It is requested that we be allowed to landscape within the islands to beautify the community and to break up the large area of asphalt in these oversize cul-de-sacs. The streets are private and the landscaping will be privately maintained.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Please contact me at (702) 284-5300 if you have any questions regarding this application.



Sincerely,  
**Slater Hanifan Group**

**S. Tracy Stratton**  
Senior Project Manager

11/20/18 PC AGENDA SHEET

RESIDENTIAL DEVELOPMENT  
(TITLE 30)

CACTUS AVE/LISA LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0694-MOSAIC LAND 1 EXCHANGE, LLC:

**WAIVER OF DEVELOPMENT STANDARDS** for alternative residential driveway geometrics for a lot within an approved residential development on 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Cactus Avenue and Lisa Lane within Enterprise. SB/al/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-33-101-001

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the separation between residential driveways to the back of curb radius of street intersections for 3 lots within an approved residential development to 6 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 50% reduction).

**LAND USE PLAN:**

ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 19 (residential)/2 (common elements)
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,303/4,170
- Project Type: Reduce the separation between single family residential driveways to a street intersection

**Site Plans & Request**

The approved plans for the single family residential development depict 19 lots on 2.5 acres with a density of 7.6 dwelling units per acre. The approved plans depict 7 of the lots taking access from Lisa Lane which is a public street along the east side of the site. The remaining 12 lots take

access from minimum 42 foot wide private streets with the entrance to this portion of the development from Cactus Avenue, which is along the northern boundary of the site.

This request is for 3 lots to reduce the separation between the residential driveway and the back of the curb radius for the corner lots within the development to approximately 6 feet. The lots are located along the northern boundary of the site. House plans were approved with the original application for the project, (NZC-18-0565) and no changes are proposed to these plans. Copies of the approved house plans were submitted with this request to demonstrate that the homes will fit on the lot without additional waivers for setbacks.

**Landscaping**

The approved plans depict a 15 foot wide landscape area with a detached sidewalk adjacent to Cactus Avenue consisting of trees, shrubs, and groundcover and no changes to the landscaping are proposed or required with this request.

**Applicant's Justification**

The applicant indicates that the reduction in the separation between the driveways and the back of curb radius is necessary due to the limited area of the site. The requested reduction seems extreme; however, other jurisdictions in the Las Vegas Valley only require a minimum 6 foot separation. The applicant also states that the request is typical for developments of this nature and will not have a negative impact on the community.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-18-500163	Single family residential development	Approved by BCC	October 2018
NZC-18-0565	Reclassified the site to an R-2 zone for a single family residential development	Approved by BCC	October 2018
VS-18-0564	Vacated easements and right-of-way	Approved by BCC	October 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels
East	Open Land & Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels & single family residences
West	Open Land & Major Development Project	R-E, R-2 & P-F	Undeveloped parcels, single family residences & water reserve facility

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Public Works - Development Review**

Staff finds the request to reduce the distance from the point of curvature to the driveways on the 3 lots adjacent to Cactus Avenue to be a safety issue. Cactus Avenue is an arterial street that will, when fully developed, carry a significant amount of traffic at high speeds. Allowing any residential lot to have a driveway closer than the minimum standard when the driveway is adjacent to an arterial street will result in vehicles slowing down more than usual as residents and guests navigate to the driveways. Since the site is vacant land, the applicant can redesign the lots to comply with the minimum standards.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0282-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**



**APPLICANT: MOSAIC LAND 1 EXCHANGE, LLC**  
**CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,**  
**LAS VEGAS, NV 89106**

**DRAFT**



# LAND USE APPLICATION 4A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>B-30-18</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>475<sup>00</sup></u> CHECK #: <u>6265</u> COMMISSIONER: <u>SIS</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N      PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>125-18-0694</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9-26</u> TIME <u>6 PM</u> PC MEETING DATE: <u>10-16</u> <u>7</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE</u> PLANNED LAND USE: <u>DL</u> NOTIFICATION RADIUS <u>500'</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Mosaic Land 1 Exchange, LLC</u> ADDRESS: <u>3960 Howard Hughes Pkwy, #150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-735-5700</u> CELL: _____ E-MAIL: <u>vince.schettler@colliers.com</u>	
	<b>APPLICANT</b>	NAME: <u>Mosaic Land 1 Exchange, LLC</u> ADDRESS: <u>3960 Howard Hughes Pkwy, #150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-735-5700</u> CELL: _____ E-MAIL: <u>vince.schettler@colliers.c</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S. Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-33-101-001  
 PROPERTY ADDRESS and/or CROSS STREETS: East of SEC of S. Durango Drive and W. Cactus Avenue  
 PROJECT DESCRIPTION: See attached justification letter

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

Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON Aug 16, 2018 (DATE)  
 By Vincent Schettler  
 NOTARY PUBLIC: Nicol Montalto



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

August 30, 2018

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

**RE: Justification Letter -Waiver of Development Standards and Parking Analysis  
Cactus and Lisa by Mosaic Land 1 Exchange, LLC**

On behalf of our client, Mosaic Land 1 Exchange LLC, we have prepared the following letter of justification in support of a Tentative Map and Waiver of Development Standards for the Durango and Cactus Single Family Residential Development.

The Project site consists of 2.5 gross acres located approximately 437 feet east of Cactus Avenue and Durango Drive, Assessor's Parcel Number 176-32-601-001. The property is bounded on the south, east and west by USA owned, undeveloped R-E (Rural Estates Residential) zoned land, which has a planned land use of OL (Open Land). Property to the east is a single family subdivision with approved R-2 (Medium Density Residential) zoning.

The proposed development will consist of 19 single family residential lots on 2.5 acres with a density of 7.6 dwelling units per acre. Lots will range in size between 3,201 square feet and 4,031 square feet, with an average size of 3,404 square feet.

The exterior of the single family residences for the project will consist of stucco with a stone/brick veneer and clay tile roofs. There are 3 floor plan options, measuring 2,031 square feet, 2,248 square feet and 2,574 feet, each with 3 elevation types to provide a varied streetscape. Each of the models are two story with a maximum height of 25-feet 10-inches.

### **Parking Analysis**

Per Clark County Title 30 Table 30.60-1, 42 parking spaces are required for the proposed 19 lot residential development. The single family homes will have 2 car garages that are a minimum of 20 feet deep, with 20-foot deep two car driveways. With four parking spaces per home, a

---

total of 76 parking spaces provided (not including street parking) which meets Title 30 requirements.

**Waiver of Development Standards**

A Waiver of Development Standards is being requested for a reduction in the Back of Curb Return Setback to a residential driveway. With the compact nature of the lots a reduction in BCR setback from twelve (12) feet to 5.28 feet, a 56% reduction, is being requested for the following corner lots:

Lot 13

This request is typical for developments of this nature and does not have a negative impact on the community. It should be noted that a six (6') setback is allowed within the City of Las Vegas, Henderson and North Las Vegas.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

**RCI** Engineering

*Amber Dolo on behalf of:*

Chris Thompson, P.E.  
Principal

4325 Dean Martin Drive, Suite 300 - Las Vegas, NV 89103 - Main 702.453.0800  
www.RCINEVADA.com

CONVENIENCE STORE  
(TITLE 30)

FORTH APACHE RD/GOMER RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-18-400217 (UC-0790-16)-KULAR, GURDEV SINGH:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) reduce the separation for a proposed convenience store to a residential use; 2) reduce the separation for a proposed gasoline service station to a residential use; 3) reduce the separation for a proposed vehicle wash to a residential use; and 4) reduce the separation for a proposed vehicle maintenance building (smog check) to a residential use.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the driveway separation.

**WAIVER OF CONDITIONS** of a zone change NZC-0339-04 (WC-0042-06) requiring per revised plans on file dated February 3, 2006.

**DESIGN REVIEWS** for the following: 1) a proposed convenience store and retail building; 2) proposed gasoline service station; 3) proposed vehicle wash; and 4) proposed vehicle maintenance building (smog check) on a 1.4 acre portion of a 4.0 acre site in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Gomer Road and Fort Apache Road within Enterprise. SB/sd/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-20-419-001

**LAND USE PLAN:**

ENTERPRISE- COMMERCIAL NEIGHBORHOOD

**USE PERMITS:**

1. Reduce the separation from a convenience store to a residential use to 77 feet where 200 feet is the standard (a 61.5% reduction).
2. Reduce the separation from a gasoline station to a residential use to 77 feet where 200 feet is the standard (a 61.5% reduction).
3. Reduce the separation from a vehicle wash to a residential use to 60 feet where 200 feet is the standard (a 70% reduction).
4. Reduce the separation from a vehicle maintenance building (smog check) to a residential use to 42 feet where 200 feet is the standard (a 79% reduction).

### WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the driveway separation on Gomer Road from the intersection of Fort Apache Road and Gomer Road to 35 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 76.6% reduction).
- b. Reduce the separation between an intersection and a driveway approach to 77 feet where 190 feet is required along Fort Apache Road per Uniform Standard Drawing 222.1 (a 61.6% reduction).

### LAND USE PLAN: ENTERPRISE – COMMERCIAL NEIGHBORHOOD

### BACKGROUND:

#### Project Description

#### General Summary

- Site Address: 9670 S. Fort Apache Road
- Site Acreage: 1.4 acre portion of a 4 acre site
- Project Type: Convenience store, gasoline pumps, smog check, vehicle wash, and retail space
- Number of Stories: 1
- Building Height (feet): Up to 21
- Square Feet: 3,200 convenience store/4,800 fuel canopy/100 smog check/1,100 retail lease space/1,900 vehicle wash /11,100 total
- Parking Required/Provided: 21/29

#### Site Plans

The approved plans depict a retail center consisting of a convenience store with an attached vehicle wash and gasoline service station, a retail lease space, and a drive-thru restaurant on the southern 1.4 acres of the 4 acre site that is in a C-2 zone. The northern portion of the site that is in a C-1 zone is not a part of this application. The convenience store is located on the eastern portion of the site and set back 77 feet from the eastern property line which is a single family residence in an R-E zone. There is a developed single family residential development approximately 115 feet to the northeast. The retail lease space is located on the northern portion of the convenience store building. The vehicle wash is located on the east side of the convenience store and set back 60 feet from the eastern property line. The entrance to the vehicle wash faces Gomer Road and is buffered by street landscaping per Figure 30.64-17. The fuel canopy is located on the western side of the convenience store. A smog check station is located on a landscape island southeast of the convenience store set back 42 feet from the eastern property line. A trash enclosure is located on the east side of the vehicle wash of the site 40 feet from the eastern property line. Parking is distributed throughout the site. There is 1 access driveway on Fort Apache Road and 1 access driveway on Gomer Road.

#### Landscaping

The approved plans depict a 15 foot wide landscape area with a detached sidewalk along Fort Apache Road and Gomer Road. A 5 foot wide landscape area with an existing CMU block wall and landscaping per Figure 30.64-11 is located along the eastern property line. Interior parking

lot trees are distributed throughout the site. Landscape materials include trees, shrubs, and groundcover.

#### Elevations

The approved plans show a 21 foot high convenience store/vehicle wash/retail building with a flat roof with parapet walls. The façade includes a stucco finish, cultured stone, accent paint wainscoting, and fabric and metal canopies. The smog check building is 10 feet high with a façade that matches the convenience store.

#### Floor Plans

The approved plans depict a commercial building with a 3,200 square foot convenience store, a 1,100 square foot retail lease space, and a 1,900 square foot vehicle wash. The 100 square foot smog check will include a window and door.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-0790-16:

#### Current Planning

- Per revised plans dated 1/4/17;
- Car wash hours limited to 7:00 a.m. to 7:00 p.m.;
- Landscaping on east property line of project to be a 10 foot wide extensive landscape buffer with mature trees;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Vacate and rededicate bus turnout right-of-way and/or passenger loading/shelter areas in accordance with Regional Transportation Commission standards.
- 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 existing sewer is located within 400 feet of the parcel; and that at time of development CCWRD requires submittal of estimated wastewater flowrates to determine sewer point of connection.

**Applicant's Justification**

The applicant's justification letter has indicated that the project is moving forward and is still in process of preparing required drainage and traffic studies and off-site improvement plans by their Civil Engineer. It is anticipated these studies will be finalized with the review process with Public Works and Building Departments in early January or February 2019. They are requesting an additional two years to complete. This application is the first request for an extension of time.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0790-16	Reduced the separation for a proposed convenience store gasoline service station vehicle wash and maintenance building (smog check) from residential uses	Approved by BCC	January 2017
TM-0176-06	1 lot commercial subdivision	Approved by PC	May 2006
NZC-0339-04 (WC-0042-06)	Waived the condition of the previous zone change requiring buildings along the east property line to be single story and 21 feet maximum height	Approved by BCC	March 2006
NZC-0339-04	Reclassified from R-1 to C-1 and C-2 zoning for a shopping center/office complex	Approved by BCC	July 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium	RUD	Single family residential
South	Residential Medium (3 to 14 du/ac)	RUD	Single family subdivision
East	Residential Medium (3 to 14 du/ac) & Commercial Neighborhood	R-1 & R-E	Single family subdivision & single family residence
West	Commercial Neighborhood	R-2	Undeveloped

**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. According to the applicant the Engineer has completed



topographical and boundary maps and is currently preparing the requisite drainage study, traffic study, and off-site improvement plans. County records show that grading plans have finalized. It is anticipated that these studies will be finalized during the review process with Public Works and the Building Department in early January or February 2019. Therefore, staff has no objection to this extension of time for an additional 2 years.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until January 4, 2021 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: GURDEV KULAR**

**CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074**



# LAND USE APPLICATION

# 5A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT  
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ARX)
- EXTENSION OF TIME (ET)
  - UC-0790-16
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

STAFF

PROPERTY OWNER

APPLICANT

CORRESPONDENT

DATE FILED: 9/26/18 APP. NUMBER: ET-18-400217  
 PLANNER ASSIGNED: SWD TAB/CAC: Enterprise  
 ACCEPTED BY: SWD TAB/CAC MTG DATE: 11/18 TIME: 6:30  
 FEE: \$1200 PC MEETING DATE: \_\_\_\_\_  
 CHECK #: 5009 BCC MEETING DATE: 11/20/18  
 COMMISSIONER: SB ZONE / AE / RNP: C-1  
 OVERLAY(S)? \_\_\_\_\_ PLANNED LAND USE: C-N  
 PUBLIC HEARING? Y / N NOTIFICATION RADIUS: 100 SIGN? Y / N  
 TRAILS? Y (N) PFNA? Y / N LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_ COMMENCE/COMPLETE: \_\_\_\_\_

NAME: Gurdev Kular  
 ADDRESS: 955 Temple View Drive  
 CITY: Las Vegas STATE: NV ZIP: 89110  
 TELEPHONE: 702-306-7872 CELL: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_

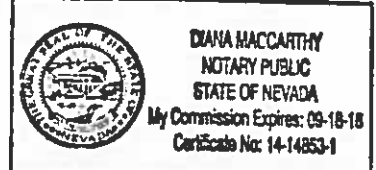
NAME: Gurdev Kular  
 ADDRESS: 955 Temple View Drive  
 CITY: Las Vegas STATE: NV ZIP: 89110  
 TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_ REF CONTACT ID #: \_\_\_\_\_

NAME: John Vornsand, AICP  
 ADDRESS: 62 Swan Circle  
 CITY: Henderson STATE: NV ZIP: 89074  
 TELEPHONE: (702) 896-2932 CELL: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_ REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 176-20-419-001  
 PROPERTY ADDRESS and/or CROSS STREETS: NEC Fort Apache/Gomer  
 PROJECT DESCRIPTION: Convenience Store/Gas Pumps, Vehicle Wash & Smog Check

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.

Gurdev Kular  
 Property Owner (Signature)  
 Gurdev Kular  
 Property Owner (Print)  
 STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN before me on Sept. 4, 2018 (DATE)  
 by Gurdev Kular  
 NOTARY PUBLIC: \_\_\_\_\_



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

**JOHN VORNSAND, AICP**

Planning & Zoning Entitlements

62 SWAN CIRCLE

HENDERSON, NEVADA 89074

Phone (702) 896-2932

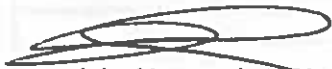
Email: landuseplanning@embarqmail.com

September 26, 2018

RE: Justification Letter - UC-0790-16 Extension of Time

The applicant is requesting additional time to commence construction of a convenience store/gas pumps, vehicle wash and smog check facility at the NEC of Fort Apache Road and Gomer Road. The application includes a Special Use Permit, Waiver of Development Standards, Waiver of Conditions and Design Review. The project is moving forward. The Civil Engineer has completed the topography and boundary maps and presently preparing the required drainage study, traffic study and off-site improvement plans. The anticipated submittal date to Public Works of these studies is in early October. It is anticipated that those studies should be finished with the review process in Public Works and Building Permits applied for in January or early February 2019. An additional two years is requested.

SINCERELY



John Vornsand, AICP

**EASEMENTS  
(TITLE 30)**

**BLUE DIAMOND RD/EDMOND ST**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-18-400214 (VS-0552-16)-AFFILIATE INVESTMENTS, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Blue Diamond Road and Ford Avenue, and between Mohawk Street and Edmond Street in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District within Enterprise (description on file). SB/tk/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-13-801-047

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

**BACKGROUND:**

**Project Description**

The original application was a request to vacate and abandon easements of interest to Clark County described as a 3 foot wide patent easement on the northwest corner of the subject site adjacent to Ford Avenue and two, 33 foot wide patent easements on the western and southwestern portions of the subject site. The first 33 foot wide patent easement runs north to south and is approximately 300 feet in length; the second 33 foot wide patent easement runs east to west and is approximately 120 feet in length.

**Previous Conditions of Approval**

Listed below are the approved conditions for VS-0552-16:

**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 30 feet for Ford Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building/Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; show on and off-site fire lane, turning radius, and turnarounds; show fire hydrant locations both on-site and within 750 feet; fire protection may be required for this facility; automatic fire sprinkler will be required for this facility and to contact Fire Prevention for further information; and that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316

**Applicant's Justification**

This application is a request to extend the original vacation and abandonment due to the approved commercial retail development that is currently being built. The applicant would like to extend this application for 2 years to align with the expiration date of the use permit (UC-18-0437).

**Prior Land Use Requests**

Application Number	Request	Action	Date
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; various reductions of separation requirements to a residential use; and overhead doors to face a public street; waivers of development standards 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	Approved by BCC	November 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban	H-2	Undeveloped
South	Commercial Neighborhood	H-2 & R-2	Undeveloped
East	Residential Suburban	M-D	Approved retail building
West	Business and Design/Research Park	M-D	Undeveloped

Application Number	Request
ET-18-400215 (UC-0553-16)	An extension of time on use permits for a retail center and convenience store 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**

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. Since the original approval, there is a use permit (UC-18-0437) that was previously approved and the applicant is working diligently to begin construction. The applicant has requested to extend the vacation and abandonment to align with the use permit expiration date, seeing no issues with this development, staff can support this request.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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; 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; and that re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

**APPLICANT: STONERIDGE REALTY ADVISORS, LLC**  
**CONTACT: LIZ DELK, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE**  
**650, LAS VEGAS, NV 89135**

**DRAFT**



# VACATION APPLICATION

# 6A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <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 #) VS-552-16	STAFF	DATE FILED: <u>9-19-18</u>	APP. NUMBER: <u>ET 18-400214</u>
		PLANNER ASSIGNED: <u><del>DK</del> DGU</u>	TAB/CAC: <u>ENTERPRISE</u>
		ACCEPTED BY: <u>TRK</u>	TAB/CAC DATE: <u>11-1</u> TIME: <u>6:30PM</u>
		FEE: <u>300</u> CHECK #: <u>92130</u>	PC MEETING DATE: _____
		COMMISSIONER: <u>SB</u>	BCC MTG DATE: <u>11-20-18 6:00am</u>
		OVERLAY(S)? _____	ZONE / AE / RNP: <u>M</u>
		TRAILS? Y/N _____ PFNA? Y/N _____	PLANNED LAND USE: _____

PROPERTY OWNER	NAME: <u>Affiliate Investments, LLC</u>
	ADDRESS: <u>6345 Balboa Blvd., Suite 210</u>
	CITY: <u>Encino</u> STATE: <u>CA</u> ZIP: <u>91316</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u>


APPLICANT	NAME: <u>Stoneridge Realty Advisors, LLC</u>
	ADDRESS: <u>6345 Balboa Blvd., Suite 210</u>
	CITY: <u>Encino</u> STATE: <u>CA</u> ZIP: <u>91316</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>

CONTRIBUTOR	NAME: <u>Liz Delk - Kaempfer Crowell</u>
	ADDRESS: <u>1980 Festival Plaza Drive Suite 650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u>
	E-MAIL: <u>eed@konview.com</u> REF CONTACT ID #: <u>166096</u>

ASSESSOR'S PARCEL NUMBER IS: 170-13-801-047

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

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

  
 Property Owner (Signature) Raymond Yashovifer  
 Property Owner (Print)

STATE OF CA  
 COUNTY OF LOS ANGELES  
 SUBSCRIBED AND SWORN BEFORE ME ON Sept 17, 2018 (DATE)  
 BY: Raymond Yashovifer  
 NOTARY PUBLIC: Raymond Shum



\*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. DELK**

[edelk@kcnzlaw.com](mailto:edelk@kcnzlaw.com)  
702 792 7030

LAS VEGAS OFFICE  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702 792 7000  
Fax: 702 796 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

September 19, 2018

**VIA HAND DELIVERY**

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

*Re: Justification Letter – First Extension of Time  
Blue Diamond and Edmond  
Stoneridge Realty Advisors, LLC  
APN: 176-13-801-047*

To Whom it May Concern:


This firm represents Stoneridge Realty Advisors, LLC, (the "Applicant") in the above referenced matter. The proposed project is located on approximately 3.38 acres on the northwest corner of Blue Diamond Road and Edmond Street (the "Property"). The Property is more particularly described as Assessor's Parcel Number 176-13-801-014. The Property is zoned Designed Manufacturing (M-D) and is master planned Residential Suburban (RS). The Applicant is requesting a first extension of time to allow for an additional two years for a recently approved commercial retail development with drive-thru restaurant, daycare center and kiosks for food and retail vendors.

By way of background, the Clark County Board of County Commissioners previously approved a vacation relating to an approved commercial shopping center on the Property (VS-552-16) on September 21, 2016. The approved vacation carried over to the most recently approval of application (UC-18-0437) on July 18, 2018. However, application VS-552-16 is set to expire on September 21, 2018. Because the most current application included the vacation approval from the original application (VS-552-16), the Applicant respectfully requests an extension of time of the 2016 approval for two years to line up with the 2018 approval.

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. Delk

11/20/18 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

CACTUS AVE/TORREY PINES DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-18-0772-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST/ETAL & ERSTEIN  
DIANE LEE ROBERTSON TRS, ET AL:**

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

**RELATED INFORMATION:**

**APN:**

176-26-801-003; 176-26-801-004

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of patent easements along several property lines of the 2 parcels that comprise the project development site. The easements proposed to be vacated range in width from 3 feet to 33 feet. The 3 foot wide easements occur along the public rights-of-way (Rush Avenue and Mann Street) where a 30 foot wide half street is proposed to be dedicated. The 33 foot wide easements occur along internal property lines.

The request also includes 5 foot wide portions of Cactus Avenue and Torrey Pines Drive for the purpose of developing a detached sidewalk along both rights-of-way. The applicant indicates the easements are no longer needed due to the proposed development of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1291-05	Reclassified a 2.5 acre portion of this request to RUD zoning for a future residential development	Approved by BCC	September 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Public Facilities	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
South	Residential High (8 to 18 du/ac)	RUD	Single family residential developments

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-18-0774	A zone boundary amendment to reclassify the project site to R-2 zoning is a companion item on this agenda.
TM-18-500182	A tentative map for 46 single family residential lots is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of 5 feet of right-of-way to accommodate detached sidewalks and of excess portions of parent easements that do not serve a public purpose.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Rush Avenue, 30 feet for Main Street, and associated spandrels;
- Applicant to apply for BLM right-of-way grants for 30 feet for Rush Avenue, 40 feet for Torrey Pines Drive, and associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require 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.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

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

**APPLICANT: PARDEE HOMES OF NEVADA  
CONTACT: ANGIE SCOTT, GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS,  
NV 89146**

4

8A



# VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT  
SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>9-25-18</u>	APP. NUMBER: <u>VS-18-0772</u>
		PLANNER ASSIGNED: <u>D60</u>	TAB/CAC: <u>ENTERPRISE</u>
<input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)	STAFF	ACCEPTED BY: <u>TKK</u>	TAB/CAC DATE: <u>11/1</u> TIME: <u>6:30PM</u>
		FEE: _____ CHECK #: _____	PC MEETING DATE: _____
		COMMISSIONER: <u>SB</u>	BCC MTG DATE: <u>11/20 1pm</u>
		OVERLAY(S)? _____	ZONE / AE / RNP: _____
		TRAILS? Y/N _____ PFNA? Y/N _____	PLANNED LAND USE: _____

PROPERTY OWNER	NAME: <u>Danny L. Robertson &amp; Diane Epstein; Lee R. Family Trust</u>
	ADDRESS: <u>9121 Golden Eagle Dr.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u>
	TELEPHONE: <u>702-219-8063</u> CELL: <u>702-219-8063</u>
	E-MAIL: <u>diane.l.epstein@gmail.com</u>

APPLICANT	NAME: <u>Pardee Homes of Nevada</u>
	ADDRESS: <u>4875 W. Teco Road, Suite #115</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 614-1400</u> CELL: <u>(702) 614-1400</u>
	E-MAIL: <u>dan.hale@pardeehomes.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>GCW, Inc. / Angie Scott</u>
	ADDRESS: <u>1555 S. Rainbow Boulevard</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-804-2126</u> CELL: <u>(702) 804-2126</u>
	E-MAIL: <u>ascott@gcwengineering.com</u> REF CONTACT ID #: <u>131084</u>

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-003

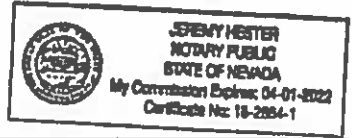
PROPERTY ADDRESS and/or CROSS STREETS: \_\_\_\_\_

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.

Diane Epstein  
\_\_\_\_\_  
Property Owner (Signature)\*

Diane Epstein  
\_\_\_\_\_  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON August 3, 2018 (DATE)  
By Diane Epstein  
NOTARY PUBLIC: \_\_\_\_\_



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

5523-A064

August 23, 2018

Clark County Development Service  
500 South Grand Central Parkway  
Las Vegas, NV 89155-1744

**RE: Vacation and Abandonment**  
**APN No. 176-26-801-003 and 176-26-801-004**

Dear Sir/Madam:

On behalf of Pardee Homes (PH), GCW, Inc. (GCW), respectfully requests your consideration to vacate the following:

1. Vacate patent easements. These patent easements are no longer necessary due to the proposed development, and it does not affect any other development surrounding this property.
2. Vacating 5-ft of right of way on Cactus Avenue fronting this property. The site is proposed to have a 15-ft common element adjacent to Cactus Avenue (5-ft landscape, 5-ft detach sidewalk, and 5-ft landscape). Therefore, the proposed right-of-way will be at the back of curb, instead of back of sidewalk. The current right-of-way is 50-ft wide to the back of sidewalk. The new right-of-way is 45-ft to the back of curb. The pavement width is the same.
3. Vacating 5-ft of right of way on Torrey Pines Drive fronting this property. Same reason as item 2 above.

Please see attached Vacation map for your reference.

We appreciate your consideration. Please give me a call at 702-804-2118 if you have any questions or concerns.

Cordially,

GCW, INC.

  
Gia Nguyen, P.E.  
Sr. Vice President

11/20/18 BCC AGENDA SHEET

EMERGENCY CARE FACILITY  
(TITLE 30)

BLUE DIAMOND RD/EL CAPITAN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0780-JO BLUE PROPERTY, LLC:

USE PERMIT for an emergency medical care facility.

DESIGN REVIEWS for the following: 1) proposed emergency medical care facility; and 2) increase finished grade on a portion of an approved shopping center on 4.5 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District.

Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. SB/mk/ja (For possible action)

---

---

RELATED INFORMATION:

**APN:**

176-20-201-028

**DESIGN REVIEWS:**

1. An emergency medical care facility.
2. Increase the finished grade for an emergency medical care facility to 62 inches where 18 inches is the standard per Section 30.32.030 (a 244% increase).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.5
- Project Type: Emergency care facility
- Number of Stories: 1
- Building Height (feet): Up to 26
- Square Feet: 10,840
- Parking Required/Provided: 141/141

History & Site Plans

Previously the subject site was approved for a 28,550 square foot shopping center consisting of a convenience store with gasoline pumps, 2 restaurants (each with a drive-thru), and 2 retail buildings. The convenience store is located on the eastern portion of the site, the restaurants are

located on the northern portion of the site, and the retail buildings are located on the southern portion of the site.

The plans depict a site modification of the previously approved shopping center by replacing the retail builds with a proposed 10,840 square foot emergency care facility located on the western half of the subject site. The building is fronting Blue Diamond Road and is approximately 480 feet west of El Capitan Way.

The site has access to both Blue Diamond Road and El Capitan Way. The plans show 2 porte-cocheres for emergency and ambulance entries located on the east and west sides of the building. A trash enclosure, generator, and fuel tank are shown on the southwest corner of the building. Parking spaces are shown on the east, north, northwest and south sides of the building with bicycle stalls shown on the west side close to the east entrance. The required shared cross access with the parcel to the west is provided on the northwest corner of the subject site. A drainage easement is located along Blue Diamond Road and a swale is located on the south side of the building adjacent to the existing 6 foot high retaining wall. The plans also shown a 24 foot wide driveway on the west and north sides of the building. This application includes a request to increase finished grade of the proposed building to 62 inches where 18 inches is the standard.

#### Landscaping

The plans depict a 30 foot wide landscape area with a 5 foot wide detached sidewalk along Blue Diamond Road and a 25 foot wide landscape area adjacent to an existing attached sidewalk along El Capitan Way. An approximate 30 foot wide intense landscape area with 36 inch box trees per Figure 30.64-12 is shown along the south property line. A 10 foot wide landscape area is located along the west property line. Interior parking lot trees are distributed throughout the site. Landscape materials include trees, shrubs, and groundcover such as Prostrate Acacia, Japanese Boxwood, Compact Jojoba, Texas Ranger species, Firethorn, Pink Lady and Agelita Daisy.

#### Elevations

The plans depict a proposed 1 story building that has a contemporary architectural style with varying rooflines from 14 feet to 26 feet high on the portions of the building that screen the mechanical equipment. The lowest building elevations are the two, 14 foot high porte-cocheres over the emergency and ambulance entries to the building. Building materials include sandblasted stucco finishes, painted white with contrasting and complimentary colors as accents. The building has architectural features/enhancements such as pop-outs and brick veneer bands along portions of the sides and bottoms on all elevations of the building. The porte-cocheres consist of pre-finished metal canopy and similar design features as main portions of the building. Glass and metal storefront windows and doors are shown on all elevations of the building.

#### Floor Plans

The plans depict a 10,840 square foot emergency medical care facility consisting of exam rooms, offices, a laboratory, resuscitation room, equipment storage areas, reception area, nurse stations, CT scan and X-ray rooms, staff breakroom and lounges, mechanical equipment room, and restrooms.



**Signage**

The plans show a location of the monument sign on the west side of the entrance along Blue Diamond Road; however, signage is not a part of this request.

**Applicant's Justification**

The applicant states that the proposed emergency care facility is located along a major State Highway in an area currently undergoing tremendous growth and development. The proposed facility will provide a much needed medical service in this area of the County. The applicant adds that the architecture of the building is well thought out and incorporates design elements that enhance not only the site and area but also incorporates the condition of approval of the original land use application for the site. The applicant states that the proposed building is located adjacent to a proposed drainage easement and according to the master technical studies the proposed finish floor elevation of 2,813 feet 31 inches, the proposed building will require an additional elevation of 44 inches above 18 inches as permitted by Code. The emergency medical care facility will operate 24 hours a day 7 days a week. The applicant states that any emergency ambulance coming to the facility will be asked to turn off their sirens as they approach the facility. Therefore, this application is appropriate and compatible with existing land uses in the area and complies with all Code requirements.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0464-17	Vacated and abandoned a 5 foot easement of interest to Clark County	Approved by PC	July 2017
UC-0117-17	Reduced the separation for a proposed convenience store to a residential use; and waived alternative landscaping with a design review	Approved by BCC	April 2017
ZC-0051-16	Reclassified the site from H-2 to C-2 zoning for a proposed shopping center	Approved by BCC	March 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	H-2	Undeveloped
South	Residential Medium (3 to 14 du/ac)	RUD	Single family residences
East & West	Commercial General	C-2	Undeveloped

The site and the surrounding properties 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**  
**Use Permit**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive 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 facility will be a good addition and asset to the nearby residences; by providing service to the growing community in the area. Additionally, the proposed facility is consistent and complimentary to the approved uses within the shopping center. Therefore, complying in part with Land Use Goal 2 of the Comprehensive Master Plan which encourages opportunities for a mix of uses such as commercial, offices, recreational entertainment, public facilities, multiple family residential and other activities within close proximity to each other, both vertically and horizontally, which are connected and integrated. The proposed facility is part of an approved shopping center with all access shown on Blue Diamond Road and El Capitan Way therefore, complying with Urban Specific Policy 66 of the Comprehensive Master Plan which states commercial development should provide access points on arterial and collectors and not on local neighborhood streets. Therefore, staff can support the proposed use.

**Design Reviews**

The building meets Code requirements and is consistent in terms of setbacks, building heights, and other features with the approved commercial buildings within the shopping center. Staff finds the proposed design satisfies the criteria for a design review through site layout and building design which provides cross access to the future development on the western parcel along Blue Diamond Road. Therefore, the project is in compliance with Urban Specific Policy 65 which encourages commercial development design that will provide opportunities for cross access with adjoining sites to reduce or limit points of ingress and egress on arterial or collector streets to reduce on-site and off-site traffic congestion and hazards.

Staff finds that the proposed site layout of the emergency medical care facility is well designed in consideration of the existing residential development located on the south side of the subject site. The proposed building is set back 88 feet from the south property line adjacent to the existing residential development and an intense landscaping buffer with 36 inch box trees proposed along the south property line, complying with Urban Specific Policy 62 of the Master Plan which encourages intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family uses.

In addition, the ambulance and emergency drop off areas are located on the northwestern and northeastern sides of the building respectively, closer to Blue Diamond Road. Although the applicant indicated that the ambulance sirens will be switched off as they approach the building, staff has concerns with the number of ambulance trips made to the site, and potential impact to neighbors if the facility is open 24 hours.

Staff finds that an emergency medical care facility at the subject location is appropriate with proper mitigation of noise, and will provide needed service to the community, and therefore, can support this request.

### **Public Works - Development Review**

#### **Design Review #2**

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

### **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**

- Design review as public hearing for signage and lighting;
- Switch off ambulance sirens when approaching the facility;
- Landscaping per plans submitted on file;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### **Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works - Development Review Division;
- Right-of-way dedication to include the corner spandrel, if required by Clark County or NDOT;

- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0423-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SOUTHERN HILLS HOSPITAL**

**CONTACT: DAVID/JAY BROWN, DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101**

**DRAFT**

RETAIL CENTER  
(TITLE 30)

FORT APACHE RD/HUNTINGTON COVE PKWY

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-18-400224 (UC-0563-14)-TOP SHELF DEVELOPMENT, LLC:**

**WAIVER OF CONDITIONS** of a use permit to remove the proposed drive-thru as shown on Future Pad #1 in conjunction with an approved retail center on 2.1 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Fort Apache Road and north of Huntington Cove Parkway within Enterprise. SB/al/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-18-518-001

**LAND USE PLAN:**  
ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 8275 S. Fort Apache Road
- Site Acreage: 2.1
- Project Type: Retail center with a tavern
- Number of Stories: 1
- Building Height (feet): Up to 26
- Square Feet: 20,840
- Parking Required/Provided: 119/100

**Waiver of Conditions**

The request is to waive a condition which required the removal of a drive-thru service in conjunction with a restaurant on a pad site for future development within the approved retail center. The applicant has submitted a companion item (WS-18-0794) for modifications to the approved retail center, which includes a drive-thru service in conjunction with a restaurant. During the public hearing for UC-0563-14, concerns were brought forward by neighbors about the proposed drive-thru service and the impacts this would have on the area. The Board of County Commissioners (Board) approved the application with the condition that the drive-thru service be removed.

### Site Plan

The approved plans show a 20,840 square foot retail center consisting of 1 in-line retail building and 2 pad sites. The pad sites are located on the northeast and southeast corners of the site while the in-line building is located along the west side of the site. The plans indicated that the pad site on the southeast corner of the development would be for a future fast food restaurant. The pad site on the northeast corner has been developed with a tavern. The approved retail center has common property lines with a residential development known as Huntington Cove to the west and south. The site is accessed by 1 entrance from Fort Apache Road. A total of 119 parking spaces were required for the retail center and 100 spaces were depicted on the plans.

### Landscaping

The application was approved with a condition of landscaping per revised plans on file with intense landscaping pursuant to Title 30 to be provided on the westernmost property line. This condition was subsequently waived with the approval of UC-0595-16 in October 2016. The landscape plan approved with UC-0595-16 depicted a 10 foot wide landscape area with intense landscaping per Figure 30.64-12 along the west property line and complied with the condition of approval for the original application. However, landscape areas along Fort Apache Road and within the parking areas did not match the revised plans on file. The landscaping along Fort Apache Road was modified to allow the redesign of the approved tavern (UC-0595-16) and a turn lane into the retail center. The modifications included a landscape area between 10 feet and 30 feet wide between an attached sidewalk and the proposed building. Interior parking lot landscaping was provided as required by Title 30.

### Elevations

The approved plans depicted 2 separate buildings consisting of an in-line retail building and a tavern with similar architectural design elements. The in-line retail buildings and the tavern consist of painted exterior plaster finish walls, accented by columns of stone veneer, awnings, and multiple surface plane variations consisting of walls that are off-set with contrasting color schemes. The majority of both buildings are 21 feet in height with parapets and decorative metal roof elements reaching a maximum height of 26 feet. All sides of the buildings contain architectural elements consistent with the primary elevation.

### Floor Plans

The approved plans depicted a 13,240 square foot in-line retail building with multi-tenant retail suites. The plans for the tavern depict a 5,000 square foot building with a dining area, bar, kitchen, and restrooms. The future pad site was shown at 2,600 square feet.

### Previous Conditions of Approval

Listed below are the approved conditions for DR-0696-16 (UC-0563-14):

#### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

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

**Public Works – Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include right turn lane on Fort Apache Road.

Listed below are the approved conditions for UC-0563-14:

**Current Planning**

- Retail center to be single story only;
- Landscaping per revised plans on file with intense landscaping pursuant to Title 30 to be provided on westernmost property line;
- Delivery times along the westernmost drive aisle of in-line shops will be limited to 10:00 a.m. to 3:00 p.m., Monday to Saturday, no deliveries on Sunday;
- Hours of operation for in-line shops limited to 5:00 a.m. to 10:00 p.m.;
- Right turn only onto Fort Apache Road;
- Remove the proposed drive-thru as shown on future Pad #1;
- Separate design review as a public hearing for signage;
- Work with property owner to the north and if it can be coordinated, provide cross access and record perpetual cross access, ingress/egress, and parking agreement;
- Additional architectural detailing and stone veneer on the south elevation of tavern pad site;
- Design review for future pad site;
- Lighting along west portions of the development to be low level with any light source to be shielded with "full cut-off" fixtures (light lens not visible), floodlights, spotlights, or other similar lighting shall not be permitted to illuminate buildings;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; 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, and that this application must commence within 2 years of approval date or it will expire.

**Public Works – Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include additional right-of-way for right turn lane into the development;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may

require a vacation of excess right-of-way or execute a license and maintenance agreement for non-standard improvements in the right-of-way.

**Building/Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; fire protection may be required for this facility and please contact Fire Prevention for further information at (702) 455-7316.

**Clark County Water Reclamation District (CCWRD)**

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

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates that the proposed use is permissible under Title 30 and is compatible and harmonious to adjacent properties. Since the original application was approved there have been additional development in the area which makes the proposed drive-thru service more appropriate for the area. Also, there is an existing fast food restaurant on the adjacent parcel to the north with a drive-thru service.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0595-16	Modifications to an approved tavern and a waiver of conditions of UC-0563-14 requiring landscaping per revised plans on file with intense landscaping on the westernmost property line	Approved by BCC	October 2016
UC-0563-14	Retail center with a tavern including reduced parking, setback for a trash enclosure, and landscaping	Approved by BCC	December 2014
UC-0578-07	Reduced the separation between an on-premises consumption of alcohol establishment (tavern) and residential development – expired	Approved by BCC	July 2007
WS-1757-06	Reduced landscaping requirements and reduced setback for a trash enclosure – expired	Approved by BCC	February 2007
ZC-1276-04	Reclassified this site and 2 other parcels to C-2 zoning for future commercial development	Approved by BCC	September 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Convenience store with gasoline sales, a vehicle wash & fast food restaurant with drive-thru service
South	Major Development Project (Rhodes Ranch)	R-2	Single family residences



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Major Development Project (Rhodes Ranch)	R-2	Single family residences
West	Manor Development Project (Rhodes Ranch)	R-2	Single family residences

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-18-0794	A waiver of development standards to reduce setbacks and design review for buildings within a commercial complex 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**

During the public hearing for UC-0563-14, a neighboring property owner spoke about the concerns the homeowners in the adjacent residential development had with a drive-thru service within the retail center. After some discussion, the Board imposed the condition to remove the drive-thru service from the future fast food restaurant. This condition was agreed to by the applicant/property owner for the approved retail center. Since this condition was imposed by the Board, with the agreement of the applicant to address the concerns of the adjacent property owners, staff does not support this request.

**Staff Recommendation**

Denial.

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

**Public Works - Development Review**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: J.A. KENNEDY DEVELOPMENT COMPANY**

**CONTACT: MATTHEW SIBERT, MORAN LAW FIRM, 630 SOUTH 4TH STREET, LAS VEGAS, NV 89101**

**DRAFT**



# LAND USE APPLICATION 9A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>UC-0563-14</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>9-28-18</u> PLANNER ASSIGNED: <u>PI</u> ACCEPTED BY: <u>PI</u> FEE: <u>800<sup>00</sup></u> CHECK #: <u>1447/4462</u> COMMISSIONER: <u>OB</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WC-18-400224</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11-1</u> TIME: <u>6:0 P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11-20</u> <u>1 P</u> ZONE / AE / RNP: <u>C2 No DE</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>150</u> SIGN? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Top Shelf Development, LLC</u> ADDRESS: <u>7155 Rainbow Boulevard #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>J.A. Kennedy Development Company</u> ADDRESS: <u>7155 Rainbow Boulevard #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-304-8383</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Moran Brandon Bendavid Moran</u> ADDRESS: <u>630 South 4th Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-384-8424</u> CELL: <u>702-372-1842</u> E-MAIL: <u>jt3.moran@moranlawfirm</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-18-518-001

PROPERTY ADDRESS and/or CROSS STREETS: Huntington Cove Parkway & Fort Apache Road

PROJECT DESCRIPTION: Fast food pad with drive thru and future in-line retail with package liquor sales

(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] Top Shelf Development, LLC  
 Property Owner (Signature)\* Joseph A. Kennedy, manager  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 5, 2018 (DATE)  
 By Joseph A. Kennedy

NOTARY PUBLIC: Jennifer Ferguson

JENNIFER FERGUSON  
 NOTARY PUBLIC, STATE OF NEVADA  
 My Commission Expires: 07-25-2019  
 Certificate No: 03-83741-1

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



MORAN BRANDON  
BENDAVID MORAN  
ATTORNEYS AT LAW

JOHN T. MORAN, JR.  
LEW BRANDON, JR.  
JEFFERY A. BENDAVID  
J.T. MORAN III

ADAM S. DAVIS  
JUSTIN W. SMERHER  
MATTHEW B. SIBERT  
KRIS D. KLINGSMITH  
MATTHEW WHITTAKER  
STEPHANIE J. SMITH

September 27, 2018

**VIA HAND DELIVERY**

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

RE: **TOP SHELF DEVELOPMENT, LLC: WAIVER OF CONDITIONS**  
*APN: 176-18-518-001*

To whom it may concern:

Please allow this correspondence to serve as a justification letter submitted by the undersigned and law firm on behalf of Top Shelf Development, LLC owner of the property located at the corner of S. Fort Apache Road and Huntington Cove Ct. Top Shelf Development, LLC, the applicant, is requesting a waiver of conditions relative to the second pad consisting of one (1) fast food restaurant concept (Taco Guys) with a drive-thru window. As such, the applicant also requests a waiver of the condition added to UC-0563-14 so as to allow for the drive-thru. Furthermore, the applicant is also requesting a waiver of the condition added on the same application concerning the landscaping requirement.

The property is currently zoned General Commercial (C-2). The proposed use is permissible under Clark County Code Title 30. Furthermore, the use is compatible and harmonious to adjacent properties and since the area has developed since the original application was approved in 2014, a drive-thru window is now appropriate. In fact, there is currently a drive-thru window approximately one-block north of the property on S. Fort Apache Road.

Thank you for your time and attention to this correspondence. Should you have any questions or concerns please do not hesitate to contact me personally. I remain,

Very truly yours,

Matthew B. Sibert, Esq.  
MORAN BRANDON  
BENDAVID MORAN

Enc(s).



RETAIL & AUTO CENTER  
(TITLE 30)

BLUE DIAMOND RD/EDMOND ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-18-400215 (UC-0553-16)-AFFILIATE INVESTMENTS, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) retail center; 2) convenience store; 3) reduce the setback from a convenience store to a residential use; 4) reduce the setback from a service station to a residential use; 5) reduce the separation from an automobile maintenance facility to a residential use; and 6) reduce the separation from an automobile repair facility to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; and 2) non-standard commercial driveway access and separations.

WAIVERS OF CONDITIONS of a zone change (ZC-0269-05) requiring a minimum 10 foot wide landscaping along rights-of-way; and of a zone change (ZC-1584-98) requiring the following: 1) no loading areas adjacent to or visible from Ford Avenue; 2) no loading docks within 100 feet of a residential use; 3) on-site lighting to consist of low-sodium, inward directed features to be included in each design review; 4) A-1 landscaping along all major street frontages; 5) B-2 landscaping along minor street frontages; 6) A-2 landscape buffer adjacent to any existing residential developments; 7) master studies to address the entire 91 acre development prior to the issuance of any permits or subdivision mapping, whichever occurs first; 8) traffic study to evaluate the surrounding roadway network, including potential railroad/rail spur/roadway conflicts, the possible realignment of Jones Boulevard, and railroad crossing participation; and 9) 30 feet for Ford Avenue west of Edmond Street and a portion of a knuckle at Edmond Street.

DESIGN REVIEW for a retail center with a convenience store, service station, and auto repair facility on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.

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

RELATED INFORMATION:

APN:  
176-13-801-047

USE PERMITS:

1. Allow a retail center in an M-D zone.
2. Allow a convenience store in an M-D zone.
3. Reduce the setback from a convenience store to a residential use to 96 feet where a minimum of 200 feet is required (a 52% reduction).
4. Reduce the setback from a service station to a residential use to 96 feet where a minimum of 200 feet is required (a 52% reduction).

5. Reduce the separation from an automobile maintenance facility to a residential use to 96 feet where a minimum of 200 feet is required (a 52% reduction).
6. Reduce the separation from an automobile repair facility to a residential use to 96 feet where a minimum of 200 feet is required (a 52% reduction).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the landscape area to 10 feet where 15 feet is required behind an attached sidewalk or a 15 foot wide landscape area with a detached sidewalk is required (a 33% reduction).
2. a. Reduce the commercial driveway access (throat depth) to 35 feet where 100 feet is the minimum depth required (a 65% reduction).  
b. Reduce the separation from a commercial driveway to a right-of-way to 54 feet and 74 feet where a minimum of either 150 feet or 190 feet is required.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.4
- Project Type: Retail and auto center
- Number of Stories: 1
- Building Height (feet): Up to 35
- Square Feet: 18,663
- Parking Required/Provided: 97/130

Site Plans

The approved plans depict an 18,663 square foot retail and auto center consisting of 3 pad buildings and a convenience store with gasoline sales. The buildings are intended for retail or auto service/repair uses and are located along the western portion of the site, while the convenience store with a gas canopy is located toward the eastern portion of the property. The overall site is 3.4 acres and bounded by Blue Diamond Road to the south, Edmond Street to the east, and Ford Avenue to the north. Across Ford Avenue to the north are undeveloped parcels planned for Suburban Residential uses. The site will have 2 access points, 1 from Blue Diamond Road and another from Edmond Street with no access from Ford Avenue to the north. Plans also show a traffic signal and break in the median at Blue Diamond Road and Edmond Street.

Landscaping

The site is bounded by rights-of-way on 3 sides. Along the south frontage, which is Blue Diamond Road, the approved plans show a 10 foot wide landscape area with an attached sidewalk. Between the subject property line and the existing attached sidewalk is an additional 25 feet of Nevada Department of Transportation right-of-way (no trees will be planted in this area since there is an existing utility power easement along the south property line). Along the east frontage, which is Edmond Street, the plans show a 20 foot wide landscape area with an

attached sidewalk. Along the north property line, which is Ford Avenue, the plans show a 6.5 foot wide landscape area with an attached sidewalk. All street landscape elements will have shrubs, trees, and groundcover. In addition, there is ample landscaping distributed throughout the site, within parking areas, and around portions of the building footprints.

#### Elevations

The original elevation plans depict 1 story buildings at a maximum height of 35 feet. The rooflines are a combination of pitched roof and parapet walls. The major portions of the building are shown at a height of 20 feet. The exterior of the buildings have a stucco finish with an aluminum storefront window system, arched entries, and brick veneer accents.

#### Floor Plans

The buildings will range from 3,241 square feet to 6,058 square feet and are intended for retail or auto service/repair uses. The convenience store is shown at 4,506 square feet with the primary entrance facing south toward the gas canopy and parking lot.

#### Signage

Signage is not a part of this application.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-0553-16:

#### Current Planning

- Design review as a public hearing on final plans to review the architectural compatibility and consistency of the retail and automotive center;
- Design review as a public hearing for signage and lighting;
- Since the adjacent parcel to the west may develop with similar intensity of uses, provide cross access with parapet to the west;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Nevada Department of Transportation approval;
- Right-of-way dedication to include 30 feet for Ford Avenue, and associated spandrel.

#### Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; show on and off-site fire lane, turning radius, and turnarounds; show fire hydrant locations both on-site and within 750 feet; fire protection may be required for this facility; automatic fire sprinkler will be required for this facility and to contact Fire

Prevention for further information; and that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.  
Clark County Water Reclamation District (CCWRD)

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

**Applicant's Justification**

The applicant is requesting that this extension reflect the previously approved use permit (UC-18-0437) expiration date. They would like all the use permits to expire at the same time.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0437	Day care facility and restaurant with waivers for alternative street landscaping – expires July 18, 2020	Approved by BCC	July 2018
UC-0553-16	Automobile and retail center in an M-D zone, various waivers of conditions and waiver of development standards for alternative street landscaping and a design review for a retail center with convenience store, service station and auto repair facility	Approved by BCC	September 2016
VS-0453-10	Vacated and abandoned patent easements	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	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	Approved by BCC	November 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban	H-2	Undeveloped
South	Commercial Neighborhood	H-2 & R-2	Undeveloped
East	Residential Suburban	M-D	Approved retail building
West	Business and Design/Research Park	M-D	Undeveloped

**Related Applications**

Application Number	Request
ET-18-400214 (VS-0552-16)	An extension of time for a vacation and abandonment of patent easements on the property 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**

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. Based on the previously approved use permit, which is set to expire and the newest use permit (UC-18-0437) which is set to expire in 2020, staff does not see an issue with extending this application to expire at the same time as UC-18-0437, therefore, staff can support this request.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until July 18, 2020 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

**APPLICANT: STONERIDGE REALTY ADVISORS, LLC**  
**CONTACT: LIZ DELK, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE**  
**650, LAS VEGAS, NV 89135**

**DRAFT**



# LAND USE APPLICATION 10A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
  - ZONE CHANGE
    - CONFORMING (ZC)
    - NONCONFORMING (NZC)
  - USE PERMIT (UC)
  - VARIANCE (VC)
  - WAIVER OF DEVELOPMENT STANDARDS (WS)
  - DESIGN REVIEW (DR)
    - PUBLIC HEARING
  - ADMINISTRATIVE DESIGN REVIEW (ADR)
  - STREET NAME / NUMBERING CHANGE (SC)
  - WAIVER OF CONDITIONS (WC)
- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
  - EXTENSION OF TIME (ET)
    - UC-0553-16
- (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- (ORIGINAL APPLICATION #)
- DEVELOPMENT AGREEMENT (DA)

<b>STAFF</b>	DATE FILED: <u>9-19-18</u> PLANNER ASSIGNED: <u>DGD</u> ACCEPTED BY: <u>RL</u> FEE: <u>900</u> CHECK #: <u>92129</u> COMMISSIONER: <u>SB</u> OVERLAY(S)? _____ PUBLIC HEARING? Y/ <input checked="" type="checkbox"/> N TRAILS? Y/ <input checked="" type="checkbox"/> N PFNA? Y/ <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>BT-18-400215</u> TAB/CAC: <u>ENTREPRIS</u> TAB/CAC MTG DATE: <u>11/1</u> TIME <u>630PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/20</u> <u>9am</u> ZONE / AE / RNP: <u>MD</u> PLANNED LAND USE: <u>ENT RS</u> NOTIFICATION RADIUS: _____ SIGN? Y/ <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>Affiliate Investments, LLC</u> ADDRESS: <u>6345 Balboa Blvd., Suite 210</u> CITY: <u>Encino</u> STATE: <u>CA</u> ZIP: <u>91316</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
<b>APPLICANT</b>	NAME: <u>Stonende Realty Advisors, LLC</u> ADDRESS: <u>6345 Balboa Blvd., Suite 210</u> CITY: <u>Encino</u> STATE: <u>CA</u> ZIP: <u>91316</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> ACA CONTACT ID #: <u>n/a</u>	
<b>CORRESPONDENT</b>	NAME: <u>Liz Delk - Kaempfer Crowell</u> ADDRESS: <u>1985 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>eed@kcnvlaw.com</u> ACA CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-13-801-047

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

PROJECT DESCRIPTION: First Extension of Time for UC-553-16

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

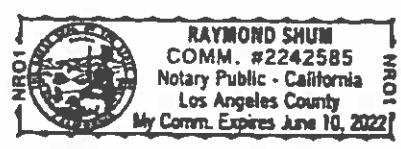
\_\_\_\_\_  
 Property Owner (Signature)\*

\_\_\_\_\_  
 Property Owner (Print)

STATE OF CA  
 COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON Sept 19, 2018 (DATE)  
 By Raymond Yashouafer

NOTARY PUBLIC: Raymond Shum



\*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. DELK  
edelk@kcrlaw.com  
702 792 7000

LAS VEGAS OFFICE  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702 792 7000  
Fax: 702 796 7181

RENO OFFICE  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775 852 3500  
Fax: 775 327 2011

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

September 19, 2018

**VIA HAND DELIVERY**

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

*Re: Justification Letter – First Extension of Time  
Blue Diamond and Edmond  
Stoneridge Realty Advisors, LLC  
APN: 176-13-801-047*

To Whom it May Concern:

This firm represents Stoneridge Realty Advisors, LLC, (the "Applicant") in the above referenced matter. The proposed project is located on approximately 3.38 acres on the northwest corner of Blue Diamond Road and Edmond Street (the "Property"). The Property is more particularly described as Assessor's Parcel Number 176-13-801-014. The Property is zoned Designed Manufacturing (M-D) and is master planned Residential Suburban (RS). The Applicant is requesting a first extension of time to allow for an additional two years for a recently approved commercial retail development with drive-thru restaurant, daycare center and kiosks for food and retail vendors.

By way of background, the Clark County Board of County Commissioners previously approved a commercial shopping center on the Property (UC-0553-16) on September 21, 2016. The approval included several use permits and waivers that carried over to the most recent approval of application (UC-18-0437) on July 18, 2018. However, application UC-0553-16 is set to expire on September 21, 2018. Because the most current application included approvals of the original application (UC-0553-16), the Applicant respectfully requests an extension of time of the 2016 approval for two years to line up with the 2018 approval.

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. Delk

11/20/18 BCC AGENDA SHEET

RETAIL BUILDING  
(TITLE 30)

JONES BLVD/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-18-0590-CONCORDE INVESTMENT GROUP, LLC, ET AL:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.

**DESIGN REVIEWS** for the following: 1) a proposed retail building; and 2) lighting for a proposed retail building within an existing shopping center on a portion of 3.9 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Jones Boulevard, and 490 feet south of Warm Springs Road within Enterprise. SS/md/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-11-515-002; 176-11-515-003; 176-11-515-005 through 176-11-515-006 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce parking to 167 parking spaces where a minimum of 177 parking spaces are required per Chapter 30.60 and Table 30.60-1 (a 5.7% reduction).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7399 S. Jones Boulevard
- Site Acreage: 3.9 (portion)
- Project Type: Retail pad building
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 6,000
- Parking Required/Provided: 177/167

**Site Plan**

The site plan depicts a proposed retail pad building oriented in an east/west direction along the south property line of an existing shopping center. The building will face north into the shopping center, and will be set back 15 feet from the east property line along Jones Boulevard,

10 feet from the south property line, and 146 feet from the west property line. Access to the shopping center is granted via an existing commercial driveway along Warm Spring Road and Jones Boulevard.

A loading area is located along the west side of the proposed retail building, and the plans depict a screen wall adjacent to the loading area per Title 30 standards to help reduce any negative impacts to the adjacent single family residences. Ten new parking spaces will be added in front of the new building. The overall shopping center requires 177 parking spaces where 167 parking spaces are provided.

#### Landscaping

Landscaping for the shopping center is already installed and mature, including a detached meandering sidewalk along Jones Boulevard, parking lot landscaping, and landscaping along the south property line. An intense landscape buffer measuring 10 feet in width consisting of a double row of 24 inch box large evergreen trees is provided along the south property line, adjacent to the existing residential development.

#### Elevations

The plans depict an in-line retail building with painted stucco, parapet walls along the roofline with a foam cornice, stone veneer and limestone veneer accents, and a pitched roof with concrete tiles as a central architectural element. The total building height to the peak of the pitched roof is 31 feet, and the parapet wall along the south side of the building, which is adjacent to residential development, extends to 20 feet 6 inches. Some of the architectural elements from the front of the building are carried over to the sides and rear of the building such as the concrete roof tile on the pitched roof and the cornice along the parapet walls.

This application also includes a design review as a public hearing for lighting per a condition of approval on ZC-1397-02. Lighting fixtures are proposed along the north, east, and west sides of the building. A light fixture is also proposed along the screen wall of the loading dock. No lights are proposed on the south side of the building, adjacent to the residential development.

#### Floor Plans

The plan depicts an open shell consisting of 6,000 square feet, which will be built out to accommodate future tenant needs.

#### Signage

Signage is not a part of this application. The applicant is aware that a design review as a public hearing is required for signage per a condition of approval on ZC-1397-02.

#### Applicant's Justification

The applicant states that this project was previously approved by action of WS-0022-15 in March of 2015. However, the land use application expired as the various property owners of the shopping center could not agree on sharing the cost for a reduced pressure detector assembly (RPDA) unit that is utilized on fire line applications. The RPDA issue took 2 years to resolve and in the meantime the land use entitlements expired. The parking requirements within the

Development Code for shopping centers of this size increased since the last land use entitlement approval. Therefore, a waiver is requested to reduce the required number of parking spaces.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0022-15	Waiver of development standards to reduce the height/setback ratio requirement adjacent to a single family residential development and a design review for a proposed retail building with exterior lighting – expired	Approved by BCC	March 2015
VS-0705-04	Vacate and abandon a portion of Jones Boulevard to accommodate a detached sidewalk	Approved by PC	June 2004
DR-0671-04	Shopping center (excluding the subject pad site)	Approved by BCC	May 2004
TM-0142-04	1 lot commercial subdivision	Approved by PC	April 2004
VS-0028-04	Vacate and abandon government patent easements	Approved by PC	February 2004
ZC-1397-02	Reclassified the site from R-E to C-2 for a commercial center – subject to a design review as a public hearing to address lighting, signage, and trash enclosure location	Approved by BCC	November 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial General	C-3	Portions of subject shopping center
South	Residential High (8 du/ac to 18 du/ac)	R-5	Single family subdivision
East	Business and Design/Research Park	C-2	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Waiver of Development Standards**

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

Staff is concerned that the reduction to the required number of parking spaces may negatively impact the existing shopping center and proposed retail building. There are several existing restaurants within the shopping center, which potentially generate more vehicular traffic than a standard office or retail space. Although the reduction to the required number of parking spaces is minimal, the request is a self-imposed hardship as the size of the proposed retail building can be reduced to meet parking requirements. Therefore, staff recommends denial.

#### Design Review #1

Urban Specific Policy 19 of the Comprehensive Master Plan states scale relationships between buildings and adjacent development should be carefully considered. The design of the building is compatible with the existing shopping center and the adjacent residential development. The height of the building is scaled down on the south side to provide a transition to the height of the single family residences, and the existing mature landscape buffer will help buffer the commercial uses. However, since staff is not supporting the waiver to reduce parking, staff cannot support the overall design review.

#### Design Review #2

No lighting will be installed on the south side of the building. Furthermore, the proposed lighting on the north, west, and east sides of the proposed building is similar to and compatible with the existing wall mounted lighting within the shopping center. The proposed lighting plan should not have any negative or detrimental impacts on the adjacent residential development to the south; therefore, staff recommends approval.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Approval of design review #2; and denial of the waiver of development standards and design review #1.

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

#### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be



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

**Public Works - Development Review**

- Traffic study and compliance;
- Compliance with drainage study 04-14411 or submit a new drainage study.

**Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC  
APPROVALS:  
PROTESTS:**

**APPLICANT: CONCORDE INVESTMENT GROUP, LLC  
CONTACT: JOHN BURKE, JOHN DAVID BURKE ARCHITECT, 3471 W. OQUENDO  
ROAD #301, LAS VEGAS, NV 89118**



# LAND USE APPLICATION 11A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT  
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF: \_\_\_\_\_  
PLANNER: \_\_\_\_\_  
CITY CLERK: \_\_\_\_\_

DATE FILED: 8/1/18 APP. NUMBER: 115-18-0590  
 PLANNER ASSIGNED: MNO TAB/CAC: ENTERPRISE  
 ACCEPTED BY: YNO TAB/CAC MTG DATE: 8/29/18 TIME: 6:00  
 FEE: \$1,325.00 PC MEETING DATE: -  
 CHECK #: 2003 BCC MEETING DATE: 9/19/18 9:00  
 COMMISSIONER: ES ZONE / AE / RNP: C-2 / NONE / NONE  
 OVERLAY(S)? NONE PLANNED LAND USE: ENTCG  
 PUBLIC HEARING?  N NOTIFICATION RADIUS: 1,000 SIGN?  N  
 TRAILS?  N PFNA?  N LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_ COMMENCE/COMPLETE: -

NAME: Concorde Investemet Group LLC  
 ADDRESS: 8916 Wild Creek Court  
 CITY: Las Vegas STATE: NV ZIP: 89117  
 TELEPHONE: 702-461-7719 CELL: 702-228-8839  
 E-MAIL: lkuo785236@aol.com

NAME: Concorde Investemet Group LLC  
 ADDRESS: 8916 Wild Creek Court  
 CITY: Las Vegas STATE: NV ZIP: 89117  
 TELEPHONE: 702-255-9388 CELL: 702-228-8839  
 E-MAIL: lkuo785236@aol.com REF CONTACT ID #: \_\_\_\_\_

NAME: John David Burke, Architect  
 ADDRESS: 3471 W. Oquendo Rd. suite 301  
 CITY: Las Vegas STATE: NV ZIP: 89118  
 TELEPHONE: 702-876-4863 CELL: \_\_\_\_\_  
 E-MAIL: Jburkearchitect@jburkearc REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 176-11-515-006, 005, 003 & 002  
 PROPERTY ADDRESS and/or CROSS STREETS: 7385 S. Jones Blvd  
 PROJECT DESCRIPTION: To construct a new 6,000 s.f. retail pad in an existing shopping center.

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

Louisa Kuo 6/28/18 Louisa Kuo  
 Property Owner (Signature)\* Property Owner (Print)

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

*- please see Attached.*

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

# Jurat Certificate California only

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

State of California

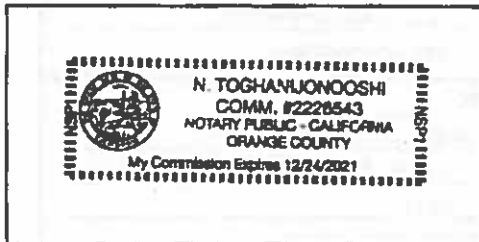
County of ORANGE

Subscribed and sworn to (or affirmed) before me on this 28TH

day of JUN, 20 18 by LOUISA SUE-HUE KUO

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

Place Seal Here



Signature [Handwritten Signature]

## Description of Attached Document

Type or Title of Document

LAND USE APPLICATION

Document Date

06/28/2018

Number of Pages

1

Signer(s) Other Than Named Above

N/A

# John David Burke, Architect

a Professional Corporation

PLANNER  
COPY

June 22, 2018

**CLARK COUNTY DEPARTMENT OF CURRENT PLANNING**  
500 South Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, Nevada 89155-3530

**Re: Justification Letter - Design Review & Waiver of Development Standard  
for a Retail/Restaurant Pad Building  
Southwest corner of Warm Springs Road & Jones Boulevard  
For: Concorde Investment Group, LLC  
APN #: 176-11-515-006**

The plans submitted today depict a proposed single story retail/restaurant pad building to be located in an existing single story shopping center on the subject property at the southwest corner of Warm Springs Road and Jones Boulevard. The building will be approximately 6,000 square feet in area. This design is consistent with past approvals and incorporates the previous conditions of approval at this location.

#### **Design Review**

The building is to be rendered in a contemporary stud and stucco design with a color palette of warm earth tones. The elevations will further be enhanced with aluminum storefront windows, accent metal trim bands, colorful canvas awnings and metal awnings. The exterior elevations match those of the existing shopping center. The site design exceeds County requirements in all respects with excess parking and wide decorative sidewalks provided. Signage will be part of a separate design review submittal by others and will not be a part of this design review. There will only be one lighting element on the west side of the proposed building adjacent to the new loading zone. This light will be shielded from any residential property. Similarly, the existing lighting from the parking lot and street frontage will provide adequate lighting for the new building and will be shielded from any residential property.

#### **Waiver of Development Standard**

This is also a request to allow a setback less than that required by Figure 30.56-10 for a commercial building adjacent to a residential property. For a 20'-6" tall building – this figure requires a 43'-6" setback from the property line. This figure does allow the setback to be reduced to 10'-0" with the addition of an intense landscape buffer. A buffer has been provided but it does not technically meet the specifications of Figure 30.56-10.

When the original shopping center was constructed back in 2002, the intense landscape buffer on the south property line was planted with two alternating rows of large 24" box trees - a row of Aleppo pines and a row of Shademaster Honey Locust - both at 20' on center. However, technically, the requirement is for evergreen trees where the Honey Locust is deciduous. Furthermore, the County has since reclassified the Honey Locust as a medium tree. Even though the existing buffer is not in strict accordance with Figure 30.56-10, we're asking that the Honey Locusts be allowed to remain and count for the intense buffer landscaping. It seems to us to be incredibly wasteful to tear out and replace ten year old mature healthy trees at this point as they do provide the intended buffering for the neighboring single family residences to the south.

We would also like to request a waiver for reduced parking. This project had previously been approved by comprehensive planning back in 2015 under ws-0022-15. The parking requirements had changed for a shopping center from 4/1000 to 5/100 while we were waiting on decisions from one of the other property owners and LVVWD. The project was close to being permitted at the time, but due to a backflow preventer issue, became held up for just over one year causing the both the zoning and permit submittal to become expired. We are asking for a waiver of 9 spaces.

Otherwise, the plans are in conformance with Title 30. We respectfully request your approval of this application. If you have any questions or comments, please do not hesitate to call.

Sincerely,

  
Jeff Freund, Architect

11/20/18 BCC AGENDA SHEET

RETAIL CENTER  
(TITLE 30)

FORT APACHE RD/HUNTINGTON COVE PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0794-TOP SHELF DEVELOPMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks, and 2) alternative landscaping.

DESIGN REVIEWS for the following: 1) retail building; 2) fast food restaurant with drive-thru service; and 3) alternative parking lot landscaping in conjunction with a retail center on 2.1 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Fort Apache Road, 50 feet north of Huntington Cove Parkway within Enterprise. SB/al/ja (For possible action)

RELATED INFORMATION:

APN:

176-18-518-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the building height setback for a proposed fast food restaurant to a residential use to 19 feet where a minimum of 48 feet is required per Figure 30.56-10 (a 72.7% reduction).
2. Permit alternative landscaping along the south property line adjacent to a less intense use where landscaping per Figure 30.64-11 is required.

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8275 S. Fort Apache Road
- Site Acreage: 2.1
- Project Type: Restaurant and retail building within a retail center
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 1,900 restaurant/6,000 retail/5,366 tavern/13,266 total
- Parking Required/Provided: 97/98

### Site Plan

The site was previously approved as a retail center with a total area of 20,840 square feet consisting of a tavern, in-line retail building and a pad site for a future fast food restaurant. The tavern was constructed on the northeast corner of the site. Access to the site is provided by a single driveway from Fort Apache Road. The in-line retail building is located along the western boundary of the site and is set back approximately 43 feet from the west property line. The plans depict a fast food restaurant with a drive-thru service located on the southeast corner of the site. The drive-thru serviced is located along the south side of the building, and is adjacent to an existing landscape area/common area for a single family residential development.

### Landscaping

There are existing landscape areas on the northern portion of the site that were provided with the construction of the existing tavern. No changes are proposed or required to these existing landscape areas with this application. The plans depict a minimum 10 foot wide landscape area along the west property line consisting of 2 off-set rows of large evergreen trees. A minimum 6 foot wide landscape area is depicted along the south property line. The eastern portion of this landscape area, which is adjacent to the fast food restaurant, consists of large evergreen trees and the western portion of this landscape area consists of trees, shrubs, and groundcover. An approximately 20 foot wide landscape area consisting of trees, shrubs, and groundcover is being provided on the southeast corner of the lot adjacent to Fort Apache Road, which will complete the landscaping along the street. Additional landscape areas are provided adjacent to the proposed buildings and within the new parking areas being provided for the in-line retail building and fast food restaurant. A total of 69 parking spaces were provided for the site with the construction of the existing tavern, and no changes are proposed to the landscape areas within the existing parking area. An additional 29 parking spaces are being provided for the retail center with this request. The landscaping within the proposed parking areas does not comply with the requirements of Figure 30.64-14, however, the required numbers of trees are being provided at other locations on the southern portion of the site, which may be permitted as an alternative landscape design with the approval of a design review.

### Elevations

Both of the buildings are 1 story with a maximum height of 22 feet. The buildings have flat roofs behind parapet walls and the exterior of the buildings have a combination of a stucco finish painted in earth tone colors and stone veneer. The building materials, color scheme and architectural style of the proposed buildings match the existing tavern.

### Floor Plans

The proposed retail center will have a total area of 13,266 square feet; the existing tavern has an area of 5,366 square feet. The in-line retail building has an area of 6,000 square feet and the plans indicate the building can be divided into 5 separate lease spaces. The restaurant has an area of 1,900 square feet consisting of dining area, kitchen, office, and restrooms.

### Signage

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates that the proposed development is consistent and compatible with existing land uses in the area. The proposed buildings are architecturally compatible with the existing tavern building on the site. The project will not have any adverse effect on adjacent developments.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0595-16	Modifications to an approved tavern and a waiver of conditions of UC-0563-14 requiring landscaping per revised plans on file with intense landscaping on the westernmost property line	Approved by BCC	October 2016
UC-0563-14	Retail center with a tavern including reduced parking, setback for a trash enclosure, and landscaping	Approved by BCC	December 2014
UC-0578-07	Reduced the separation between an on-premises consumption of alcohol establishment (tavern) and residential development - expired	Approved by BCC	July 2007
WS-1757-06	Reduced landscaping requirements and reduced setback for a trash enclosure - expired	Approved by BCC	February 2007
ZC-1276-04	Reclassified this site and 2 other parcels to C-2 zoning for future commercial development	Approved by BCC	September 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Convenience store with gasoline sales, a vehicle wash & fast food restaurant with drive-thru service
South	Major Development Project (Rhodes Ranch)	R-2	Single family residences
East	Major Development Project (Rhodes Ranch)	R-2	Single family residences
West	Manor Development Project (Rhodes Ranch)	R-2	Single family residences

**Related Applications**

Application Number	Request
WC-18-400224 (UC-0563-14)	A waiver of conditions of a use permit is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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



## **Analysis**

### **Current Planning**

#### **Waivers of Development Standards**

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

#### **Waiver of Development Standards #1**

This site was previously approved as a larger retail center by UC-0563-14. The plans submitted for UC-0563-14 depict a pad site on the southeast corner of the site for a future fast food restaurant with a drive-thru service. UC-0563-14 was approved with a condition to remove the drive-thru service, and the applicant has submitted a companion item to waive this condition (UC-0563-14) WC-18-400224. This condition was imposed due to concerns from property owners in the adjacent residential development. The adjacent property to the south is a landscape/common area for the residential development and is considered a residential use. If a minimum 10 foot wide landscape area consisting of 2 off-set rows of large evergreen trees were provided along the south property line adjacent to the restaurant, the minimum setback from this property line would be 10 feet. By adding the drive-thru service the landscape area along the south property line is only 6 feet wide. Since the setback reduction is due to the desire to have a drive-thru service, which the Board of County Commissioners (BCC) have previously denied for this site, staff does not support the setback reduction.

#### **Waiver of Development Standards #2**

The request for the alternative landscaping is for a portion of the area adjacent to the south property line. The adjacent parcel to the south of the site is a common lot/landscape area for the abutting residential development. A portion of the landscape area along the south property line is depicting plant material consisting of shrubs and groundcover. If large evergreen trees 20 feet on center were provided along the entire length of the south property line the landscape area would be in conformance to Code. During the public hearing for UC-0563-14, a neighboring property owner indicated that the residents of the abutting residential development wanted to have the retail center screened from their residential development. The neighbor indicated that even though the property to the south was a landscape area for the residential development, the residents wanted the required landscaping to be provided. This was discussed at the meeting with the applicant's representative, and with the applicant present. Staff finds that the applicant has not provided a sufficient justification to warrant approval of this waiver of development standards. Since landscaping was discussed at a previous public hearing for this site, and since the applicant has not provided a sufficient justification for the request, staff does not support this waiver of development standards.

#### **Design Review #1**

With this site abutting existing residential developments, the proposed in-line retail building complies in part with Goal 2 of the Comprehensive Master Plan to provide opportunities for a mix of uses within close proximity to each other. The proposed in-line retail building is

consistent with the design and color scheme of the existing tavern building on the site, and complies in part with Urban Specific Policy 10 to encourage site designs to be compatible with adjacent land uses. Therefore, staff can support this design review.

#### Design Review #2

Approval of this request is contingent upon the approval of a companion waiver of conditions (UC-0563-14) WC-18-400224, which staff does not support. Additionally this request is also contingent on the approval of waiver of development standards #1 for the reduced setback, which staff also does not support. Since staff does not support the waivers of conditions or the waiver of development standards to reduce the setback; therefore, staff cannot support this design review.

#### Design Review #3

The current Title 30 standards for parking lot landscaping were adopted by the Board of County Commissioners in August 2017. A majority of the parking lot has already been provided with the construction of the tavern, and the landscape area for the existing parking lot are in conformance to the previous Title 30 standards. The required number of trees for the additional parking spaces are being provided within the southern portion of the site per the current standards. The parking lot landscaping that is being provided is consistent with the existing parking areas that were provided with the tavern. Since the required number of trees are being provided, and the landscaping for proposed parking areas is consistent with the existing landscape provided for the existing parking spaces on site, staff can support this design review.

#### **Staff Recommendation**

Approval of design reviews #1 and #3; and denial of waivers of development standards and design review #2.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning If approved:**

- Approval of portions of this request are contingent upon approval of WC-18-400224 (UC-0563-14);
- Design review as a public hearing for lighting and signage.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Traffic study and compliance;
- Compliance with the approved drainage study, or submit a new drainage study.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: J.A. KENNEDY DEVELOPMENT COMPANY**

**CONTACT: MATTHEW SIBERT, MORAN LAW FIRM, 630 SOUTH 4TH STREET, LAS VEGAS, NV 89101**

**DRAFT**

11/21/18 BCC AGENDA SHEET

GILESPIE STREET & EAST NEAL AVENUE  
(TITLE 30)

NEAL AVE/GILESPIE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-18-500148-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**HOLDOVER TENTATIVE MAP** consisting of 18 single family residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southeast corner of Neal Avenue and Gillespie Street within Enterprise SS/al/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

191-04-601-001; 191-04-601-002

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 211 and 223 E. Neal Avenue
- Site Acreage: 2.6
- Number of Lots: 18
- Density (du/ac): 6.9
- Minimum/Maximum Lot Size: 4,000 square feet/5,529 square feet
- Project Type: Single family residential development

Site Plans

The plans depict a proposed single family residential development consisting of 18 lots on 2.6 acres with a density of 6.9 dwelling units per acre. The plans depict 6 lots taking access from Neal Avenue, which is along the northern boundary of the site. The remaining 12 lots are located on a private cul-de-sac that intersects with Gillespie Street, which is located along the western boundary of the site. The private cul-de-sac has a 38 foot wide drivable surface and a 4 foot wide sidewalk along the south side of the street.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
East	Residential Low (up to 3.5 du/ac)	R-E	Single family residences

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Residential Suburban (up to 8 du/ac)	R-1 & R-2	Single family residences

### Related Applications

Application Number	Request
NZC-18-0553	A nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-18-0552	A vacation and abandonment request to vacate a portion of Gilesie Street is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

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

##### Department of Aviation

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

##### Staff Recommendation

Approval of this request is contingent upon approval of NZC-18-0553.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;

- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Seven Valley Drive shall have the suffix of Court.

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@clearwater.com](mailto:sewerlocation@clearwater.com) and reference POC Tracking #0197-2018 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

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

**COUNTY COMMISSION ACTION:** October 3, 2018 – HELD – To 10/17/18 – per the applicant.

**COUNTY COMMISSION ACTION:** October 17, 2018 – HELD – To 11/20/18 – per the Board of County Commissioners.

**APPLICANT:** KHUSROW, ROOHANI FAMILY TRUST  
**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118



# TENTATIVE MAP APPLICATION 13A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)  <input type="checkbox"/> TENTATIVE MAP MAJOR PROJECT	STAFF	DATE FILED: <u>8-15-18</u> PLANNER ASSIGNED: <u>BT</u> ACCEPTED BY: <u>BT</u> FEE: <u>\$7500</u> CHECK #: <u>24451</u> COMMISSIONER: <u>SS</u> OVERLAY(S)? <u>NR</u> TRAILS? Y / N _____ PFNA? Y / N _____	APP. NUMBER: <u>TM-18-50448</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9-26</u> TIME: <u>6P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-3 9A</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>RL</u> NOTES: <u>NZC-18-0553 / US-18-0552</u>
---	-------	---	--

PROPERTY OWNER	NAME: <u>Roohani Khusrow Family Trust</u> ADDRESS: <u>9500 Hillwood Dr., 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleyrealty@yahoo.com</u>
----------------	--

APPLICANT	NAME: <u>Roohani Khusrow Family Trust</u> ADDRESS: <u>9500 Hillwood Dr., 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleyrealty@yahoo.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Taney Engineering ATTN: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>ElishaS@TaneyCorp.com</u> REF CONTACT ID #: <u>169763</u>
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 191-04-601-001 & 191-04-601-002

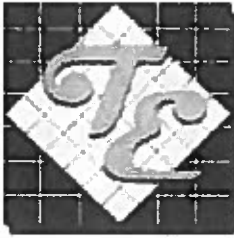
PROPERTY ADDRESS and/or CROSS STREETS: Gilespie & Neal

TENTATIVE MAP NAME: Gilespie & Neal

TENTATIVE MAP #: \_\_\_\_\_ GROSS ACREAGE: \_\_\_\_\_

NUMBER OF LOTS: \_\_\_\_\_ GROSS DENSITY: \_\_\_\_\_

STAFF	COMMENTS: <u>Companion item to NZC-18-0553 and US-18-0552</u> _____ _____ _____ _____
-------	---



## TANEY ENGINEERING

6030 SOUTH JONES BLVD.  
LAS VEGAS, NV 89118  
TELEPHONE: 702-362-8844  
FAX: 702-362-5233

July 18, 2018  
RHN-18-046

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

**Re: Gillespie & Neal – Tentative Map**

Dear Mr. Laird:

Taney Engineering, on behalf of our client, Roohani Khusrow, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (non-conforming zone change, vacation, and Design Review).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,  
TANEY ENGINEERING

Elisha Scrogum  
Project Coordinator



11/20/18 BCC AGENDA SHEET

CACTUS & TORREY PINES  
(TITLE 30)

CACTUS AVE/TORREY PINES DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-18-500182-GARLOCK FAMILY TRUST & DUDE'S, LLC, ET AL:

TENTATIVE MAP consisting of 46 lots and common lots on 6.4 acres in R-2 (Medium Density Residential) Zone.

Generally located on the north side of Cactus Avenue and the east side of Torrey Pines Drive within Enterprise. SB/dg/ja (For possible action)

RELATED INFORMATION:

APN:

176-26-801-003; 176-26-801-004

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.4
- Number of Lots/Units: 46
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size: 4,062/5,953 (gross and net are the same)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 46 lots on 6.4 acres for a density of 7.2 dwelling units per acre. The overall development is bounded as follows: 1) Rush Avenue to the north; 2) Mann Street to the east; 3) Cactus Avenue to the south; and 4) Torrey Pines Drive to the west. The majority of the lots will have direct access to the internal street network consisting of 43 foot wide private streets with 4 foot wide sidewalks on 1 side of the street. Twelve lots will front Rush Avenue which is a public street. The request to reduce the street intersection off-set is for the street directly north of Cactus Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1291-05	Reclassified a 2.5 acre portion of this request to RUD zoning for a future residential development	Approved by BCC	September 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
South	Residential High (8 to 18 du/ac)	RUD	Single family residential developments

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

### Related Applications

Application Number	Request
ZC-18-0774	A zone boundary amendment to reclassify the project site to R-2 zoning is a companion item on this agenda.
VS-18-0772	A vacation and abandonment of easements and portions of right-of-way is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

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

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;

- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Rush Avenue, 30 feet for Mann Street, and associated spandrels;
- Applicant to apply for BLM right-of-way grants for 30 feet for Rush Avenue, 40 feet for Torrey Pines Drive, and associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names;
- Private Street 'A' is an extension of Siesta Key Street and shall maintain the same name;
- Private Street 'B' shall have the suffix of Court.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0366-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PARDEE HOMES OF NEVADA  
CONTACT: ANGIE SCOTT, GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS,  
NV 89146**



# TENTATIVE MAP APPLICATION 14A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>	STAFF	DATE FILED: <u>September 25, 2018</u>	APP. NUMBER: <u>TM-18-500182</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)  <input type="checkbox"/> TENTATIVE MAP MAJOR PROJECT		PLANNER ASSIGNED: <u>DGO</u> ACCEPTED BY: <u>DGO</u> FEE: <u>\$750.00</u> CHECK #: <u>2788250</u> COMMISSIONER: <u>Susan Broger</u> OVERLAY(S)? <u>none</u> TRAILS? Y <input checked="" type="radio"/> N	TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <del>6:00pm</del> TIME: <u>6:00pm</u> PC MEETING DATE: <u>Nov. 1</u> BCC MEETING DATE: <u>Nov. 20</u> 1:00pm. ZONE / AE / RNP: <u>RE + RUD</u> PLANNED LAND USE: <u>Ent-RH(B to 18 d/acre)</u> NOTES: <u>ZC-18-0774</u>

PROPERTY OWNER	NAME: <u>Danny L. Robertson &amp; Diane Epstein; Lee R. Family Trust</u> ADDRESS: <u>9121 Golden Eagle Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-219-8003</u> CELL: _____ E-MAIL: _____
----------------	---

APPLICANT	NAME: <u>Pardee Homes of Nevada</u> ADDRESS: <u>4675 W. Teco Road, Suite #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-614-1400</u> CELL: <u>702-614-1400</u> E-MAIL: <u>dan.hale@pardeehomes.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>GCW, Inc. / Angie Scott</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2126</u> CELL: <u>702-804-2126</u> E-MAIL: <u>ascott@gcwengineering.com</u> REF CONTACT ID #: <u>131084</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-003

PROPERTY ADDRESS and/or CROSS STREETS: Cactus Avenue and Torrey Pines Drive

TENTATIVE MAP NAME: Cactus and Torrey Pines

TENTATIVE MAP #: \_\_\_\_\_ GROSS ACREAGE: ~~2.86~~ 6.36

NUMBER OF LOTS: 46 GROSS DENSITY: 7.83

STAFF	COMMENTS: _____ _____ _____ _____ _____ _____
-------	--

5523-A066

September 18, 2018

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

**Re: Cactus and Torrey Pines  
Tentative Map Application - Hold Letter**

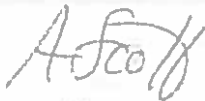
To Whom It May Concern:

On behalf of our client, Pardee Homes of Nevada, GCW, Inc., respectfully submits a Tentative Map application for the parcel located at Cactus Avenue and Torrey Pines Drive, APN 176-26-801-003. The Tentative Map has been submitted with applications for a Waiver of Development Standards, a Design Review and a Vacation and Abandonment. We respectfully request this Tentative Map be held and heard at public hearings concurrently with the aforementioned land use actions.

If you have any questions, please feel free to contact me at (702) 804-2126.

Cordially,

GCW, Inc.



Angie Scott  
Project Coordinator  
[ascott@gcwengineering.com](mailto:ascott@gcwengineering.com)

OFFICE/WAREHOUSE  
(TITLE 30)

WAGON TRAIL AVE/ARVILLE ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
WS-18-0783-MDCLVI, LLC:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate landscaping adjacent to a freeway (215 Beltway); and 2) allow loading docks to be partially buffered from a public right-of-way.

**DESIGN REVIEWS** for the following: 1) office/warehouse development; and 2) alternative parking lot landscaping on 2.4 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the south side of Wagon Trail Avenue, 462 feet west of Arville Street within Enterprise. SS/mk/ja (For possible action)

RELATED INFORMATION:

APN:  
177-06-101-013

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate landscaping adjacent to a freeway (215 Beltway) per Figure 30.64-4.
2. Allow loading docks that can partially be seen from a public street (Wagon Trail Avenue) per Section 30.60.080.

**DESIGN REVIEWS:**

1. Office/warehouse development.
2. Allow alternative parking lot landscaping where parking lot landscaping per Figure 30.64-14 is required.

**LAND USE PLAN:**  
ENTERPRISE - INDUSTRIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4525 Wagon Trail Avenue
- Site Acreage: 2.4
- Project Type: Office/warehouse development
- Number of Stories: 1
- Building Height (feet): 36

- Square Feet: 25,667
- Parking Required/Provided: 39/45

#### Site Plans

The plans show a proposed 1 story, 25,667 square foot office/warehouse building located on the most southern portion of the site, with the front of the building facing to the north. The subject parcel takes access from the Wagon Trail Avenue cul-de-sac and the existing Union Pacific Railroad traverses the northwestern portion of the subject property. The plans show the proposed building is 100 feet from the Union Pacific Railroad, 143 feet from the north property line, and 13 feet from the east property line. A trash enclosure per Figure 30.56-24 is shown on the north side of the building. Loading docks are shown on the front (north/east side) of the building. There is a grade difference between the subject site and the freeway. The plans show an open area located on the southwest corner of the site adjacent to the proposed overhead door on the west side of the building. According to the applicant these spaces will be used by employees and accessed through an overhead door on the southwest corner of the building.

#### Landscaping

The plans show 9 foot to 15 foot wide landscape areas along the cul-de-sac (Wagon Trail Avenue) and pockets of landscape areas located on the northwest corner of the site, western, northeast, and southwest sides of the building, and the north side of the building within the parking lot. The applicant is proposing alternative parking lot landscaping by eliminating the landscape fingers; however, will be providing the required number of trees throughout the parking lot per Code. The applicant is requesting to eliminate landscaping adjacent to a freeway (215 Beltway) to be consistent with adjacent properties in the area.

#### Elevations

The proposed 1 story, approximately 36 foot high, office/warehouse building has a flat roof behind parapet walls, and is constructed of painted concrete tilt-up walls and aluminum storefront with tinted glazing. The building will be painted with various textures with desert color tones such as Sherwin Williams Beach House, Maison Blanche, Meadowlark, and Modern White. The east and west elevations show roofline variations and different wall planes which include aluminum storefront and a painted pedestrian main door. The front (north) elevation also shows an overhead cooling door and loading docks. There will be 5 sloped loading truck docks and 1 grade high dock. The south (rear) elevation does not have any windows or doors but different colors are painted on concrete tilt-up walls to enhance the building's appearance.

#### Floor Plans

The plans show a 25,667 square foot office/warehouse building consisting of 23,167 square feet of warehouse and not more than 2,500 square feet of office area.

#### Signage

Signage is not a part of this request.

**Applicant's Justification**

The applicant states that the subject parcel is at the end of the cul-de-sac which will complete the development of the adjacent area and will be harmonious with existing nearby development. In addition, the applicant states that the rear of the building, which is the south side, adjacent to the 215 Beltway, and elevated nature of the freeway with the concrete guard rails does not facilitate a scenario where there will be any visual opportunities for the landscaping.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-1419-01	Office/warehouse with outside storage	Approved by BCC	January 2002
ZC-0328-00	Reclassified the subject parcel to M-1 zone	Approved by BCC	April 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Industrial	M-1	Office/warehouse development
South	Public right-of-way	215 Beltway	215 Beltway Freeway
West	Public Facility	P-F	State of NV transportation facility

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Waivers of Development Standards**

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

The Union Pacific Railroad (UPRR) traverses through the westerly portion of the subject site from southwest to northeast as a result it limits the area to be developed for the subject site. Staff finds that there are existing similar industrial developments on the east and west sides of the subject site that were approved without any landscaping along the freeway. Additionally, the 215 Beltway is elevated on this area compared with the proposed building which will be at lower grade where there will be no visibility of the landscaping because the building will be 3 feet from the south property line.



The irregular shape of the parcel, as well as the access to the site from the existing cu-de-sac (Wagon Trail Avenue) limits how the parcel can be designed, and presents a challenge in terms of providing a landscape buffer between the loading docks and the public street. Staff finds that the parcel fronts the north side, which is interior of the overall industrial development and all adjacent properties are of a similar use. In addition, the building is set back over 100 feet from the entrance and the loading docks are not directly visible from the cul-de-sac. Therefore, staff does not have any practical problem with these requests.

#### Design Reviews

Staff finds that the proposed building design complies with Title 30 requirements and is consistent with the development and design standards anticipated in the Business and Design/Research Park planned land use areas. Thus, the project complies with Urban Specific Policy 101 of the Comprehensive Master Plan which promotes ensuring that industrial developments are complementary with abutting uses through site planning and building design. Staff finds the proposed site and building design are similar to typical office/warehouse development in the area.

Additionally, eliminating the number of required landscaping fingers will allow for a better circulation and maneuvering as the trucks come in or leave the development. Staff does not have any practical problem with the proposed alternative landscaping since the required number of trees per Code will be planted on the north and west sides of the property. Therefore, staff can support these requests.

#### **Department of Aviation**

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

#### **Staff Recommendation** Approval.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

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

### **Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the portion of the cul-de-sac for Wagon Trail Avenue;
- Commercial driveway per Uniform Standard Drawing 224.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

### **Building Department - Fire Prevention**

- No Comment.

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0580-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: MDCLVI, LLC**  
**CONTACT: JIM COLEGROVE, BURKE SPECIAL PROJECTS, 385 PILOT ROAD, STE D,**  
**LAS VEGAS, NV 89119**

**DRAFT**



# LAND USE APPLICATION 15A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

**STAFF**

DATE FILED: 9/27/18 APP. NUMBER: WS/DR-18-078B  
 PLANNER ASSIGNED: msk TAB/CAC: Entehouse  
 ACCEPTED BY: msk TAB/CAC MTG DATE: 11/1/18 TIME: 6:00A  
 FEE: 1325 PC MEETING DATE: NA  
 CHECK #: Debit Card BCC MEETING DATE: 11/20/18  
 COMMISSIONER: SS ZONE / AE / RNP: M-1 AEGO  
 OVERLAY(S)? NA PLANNED LAND USE: But I  
 PUBLIC HEARING?  N NOTIFICATION RADIUS: (CD) SIGN? Y / N  
 TRAILS?  N PFNA?  Y / N LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_ COMMENCE/COMPLETE: \_\_\_\_\_

**PROPERTY OWNER**

NAME: MDC LVI, LLC - Jerry Dean  
 ADDRESS: 11401 Strang Line Road  
 CITY: Lenexa STATE: KS ZIP: 66125  
 TELEPHONE: 913-428-4100 CELL: 913-327-7677  
 E-MAIL: jerry@mdcks.com

**APPLICANT**

NAME: MDC LVI, LLC - Jerry Dean  
 ADDRESS: 11401 Strang Line Road  
 CITY: Lenexa STATE: KS ZIP: 66125  
 TELEPHONE: 913-428-4100 CELL: 913-327-7677  
 E-MAIL: jerry@mdcks.com REF CONTACT ID #: \_\_\_\_\_

**CORRESPONDENT**

NAME: Burke Special Projects - Jim Colegrove  
 ADDRESS: 385 Pilot Road Suite D  
 CITY: Las Vegas STATE: NV ZIP: 89119  
 TELEPHONE: 702-367-1040 CELL: 702-524-0446  
 E-MAIL: jim@burkecgi.com REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 177-06-101-013  
 PROPERTY ADDRESS and/or CROSS STREETS: 4525 Wagon Trail Avenue  
 PROJECT DESCRIPTION: 25,000 SF Warehouse/Industrial Building

(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)\*  
Jerry S. Dean Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 9/19/18 (DATE)  
 By Jerry Dean  
 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.



7485 W AZURE DR SUITE 222 LAS VEGAS NV 89130

SPARC Design Group  
Michael Pancirov  
7485 W. Azure Dr. Suite 222  
Las Vegas, NV 89130  
[mpancirov@sparc.design](mailto:mpancirov@sparc.design)

September 26<sup>th</sup>, 2018

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

Re: Justification Letter (RCI: 170666) DR

To Whom It May Concern,

This letter is in regards to a proposed, -25,000 SF. warehouse/office at 4525 Wagon Trail Avenue which is currently a vacant 2.36 acre lot. The Owner, MDC LV I, LLC is looking for approval for the development of this site. The project is located within Clark County and, as such, will conform to the standards of the Title 30 Clark County Unified Development Code.

The project aims to continue the development of an existing industrial park. The parcel is at the end of a cul-de-sac which will complete the development of the adjacent surrounding area for vacant land. The west side of the property is neighboring by the Union Pacific Railroad. There is a 20' strip of land that the Union Pacific Railroad will lease back to our property owner on a renewing annual basis. This will provide access to the fenced rear yard.

The site falls within the Airport Environs Overlay District. The Noise Subzone is within the AE-60 (per the McCarran Airport Environs Overlay District - Appendix G - Map 18A).

We are requesting a waiver from Development Standards for the landscaping. Per Title 30.64-Table 2, as indicated by staff, we are to provide landscaping along the southern property line bordering the CR-215. Similar to many of the neighboring parcels, we are requesting the waiver from installing the landscaping along the property line as defined per 30.64-4. In an effort to conform to the intent of the requirement, we did however provide the number of required plants distributed throughout the remainder of the site. We would also like to note that the visual connection from the CR-215 to the rear of the site where the trees are required has very little direct context. The elevated nature of the freeway with the concrete guard rails do not facilitate a scenario where there will be any visual opportunities for the landscaping. Please see Exhibit 1 for picture of vantage from CR-215.

We are also requesting a waiver from Development Standards for the orientation of the loading docks relative to the street frontage. We did however attempt to maximize the landscaping at the street front as much as possible. Given the configuration of the parcel relative to the bulb of the cul-de-sac, we have limited opportunity to screen the loading dock

from visual connection. Another issue is with the industrial nature of the current zoned property, the site will require deliveries and the loading dock. There is little opportunity if any at all to relocate the loading docks in such a way to provide the necessary screening and still allow proper turning radiuses for traffic patterns.

Parking is complying with the standards as set forth per Table 30.60-1. There are 1.5 parking stalls per 1,000 SF of building area. The building has a gross area of 25,667 SF, requiring 39 spaces with 2 spaces complying with ADA standards. Additionally, there will be parking located at the rear of the building on the southeast corner which will be accessed via the Union Pacific Railroad lease, or through the internal building as needed. These spaces are not included in the tabulation and will be used as a future tenant deems appropriate. There will be 5 ramped dock doors equipped with dock levelers and a grade high door for deliveries. Parking design is complaint with the landscape requirements 30.64.

Site planning standards are set by the Table 30.40-5 Industrial Districts. No side or rear yard setbacks are required as the parcel is adjacent to industrial zoned parcels. The front yard requires a 20' setback, which we have provided. Lot coverage is prescribed to be at 80%. The site has a total gross area of 102,801 SF and the building has 25,667 SF. This provides a lot coverage ratio of 24.96% significantly lower than the requirement. The trash enclosure has been located at the front (north side) of the parcel which will allow for dual utilization of the loading dock area for the truck to have ease of accessibility.

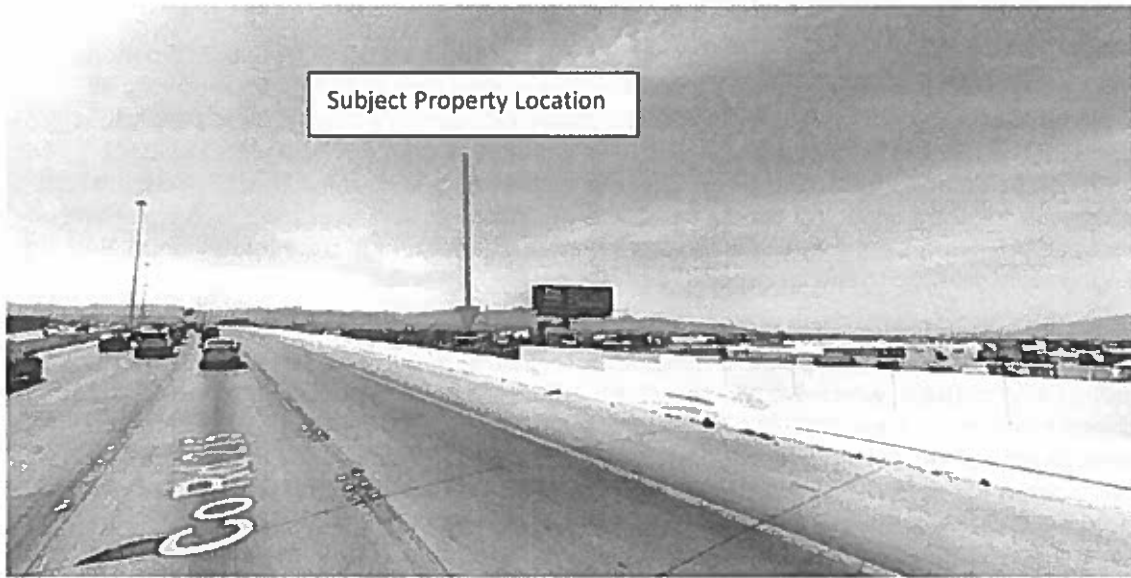
We hope that this letter serves as a brief introduction to the project illustrating its compliance with zoning requirements and demonstrates why the project would be beneficial for this property and the greater Clark County area.

Sincerely,



Michael Pancirov, Principal  
SPARC Design Group  
[mpancirov@sparc.design](mailto:mpancirov@sparc.design)  
702-788-7392

Exhibit 1. View of parcel from CR-215



11/20/18 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT CACTUS AVE/TORREY PINES DR  
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-18-0774-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ET AL & EPSTEIN  
DIANE LEE ROBERTSON TRS, ET AL:

ZONE CHANGE to reclassify 6.4 acres from R-E (Rural Estates Residential) Zone and RUD (Residential Urban Density) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height, and 2) reduce the street intersection off-set.

DESIGN REVIEW for a single family residential development.

Generally located on the north side of Cactus Avenue and the east side of Torrey Pines Drive within Enterprise (description on file). SB/dg/ja (For possible action)

RELATED INFORMATION:

APN:

176-26-801-003; 176-26-801-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase block wall heights to 10.7 feet (4.7 feet retaining with 6 foot screen wall) where a maximum of 9 feet (3 feet retaining with 6 foot screen wall) is allowed per Chapter 30.64 (a 19% increase).
2. Reduce a street intersection off-set to 115 feet where a minimum of 125 feet is required per Chapter 30.52 (an 8% reduction).

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 6.4
- Number of Lots/Units: 46
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size: 4,062/5,953 (gross and net are the same)
- Project Type: Single family residential development
- Number of Stories: 2



- Building Height (feet): Up to 30
- Square Feet: 1,996 to 2,717

Site Plans

The plans depict a proposed single family residential development consisting of 46 lots on 6.4 acres for a density of 7.2 dwelling units per acre. The overall development is bounded as follows: 1) Rush Avenue to the north; 2) Mann Street to the east; 3) Cactus Avenue to the south; and 4) Torrey Pines Drive to the west. The majority of the lots will have direct access to the internal street network consisting of 43 foot wide private streets with 4 foot wide sidewalks on 1 side of the street. Twelve lots will front Rush Avenue which is a public street. The request to reduce the street intersection off-set is for the street directly north of Cactus Avenue.

Landscaping & Buffering

The plans depict a 15 foot wide landscape area with a detached sidewalk along Cactus Avenue and Torrey Pines Drive. A 6 foot wide landscape area with an attached sidewalk is depicted along Mann Street.

The request includes increased block wall heights throughout various parts of the development. The increased wall heights of 10.7 feet will be along the southeast portion of the development site.

Elevations

The plans depict four, 2 story models that range in height up to 30 feet. Each model has potential variations including covered porches and building pop-outs with all models featuring modern architectural features that consist of horizontal lines and flat roof. All elevations on the plans depict fenestration on windows and doors and enhanced architectural elements.

Floor Plans

The plans depict 4 different models consisting of 2 story floor plans that have 2 car garages (front loaded) and range between 1,996 to 2,717 square feet (livable area) with available options.

Applicant's Justification

The applicant states that the request conforms to the land use plan and the proposed community has been designed to complement the surrounding residential subdivisions. The proposed project will blend well with the surrounding developments, which consist of single family residential. The applicant justifies the reasons for the waivers on the wall height and intersection street off-set.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1291-05	Reclassified a 2.5 acre portion of this request to RUD zoning for a future residential development	Approved by BCC	September 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
South	Residential High (8 to 18 du/ac)	RUD	Single family residential developments

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

### Related Applications

Application Number	Request
VS-18-0772	A vacation and abandonment of easements and portions of right-of-way is a companion item on this agenda.
TM-18-500182	A tentative map for 46 single family residential lots is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

#### Zone Change

The request for R-2 zoning conforms to the Enterprise Land Use Plan. Staff finds the proposed zoning is consistent and compatible with the approved and existing land uses in the area. There are parcels to the east and south zoned R-2 and RUD. This request complies with Urban Specific Policy 7 of the Comprehensive Master Plan which encourages, in part, land uses that are complementary and are of similar scale and density to provide appropriate connectivity. The request also complies with Housing Policy 2 of the Comprehensive Master Plan which promotes a mix of housing types that meet the diverse needs of the community. Staff finds this request conforms to the land use plan and is appropriate for the area; and therefore, supports the zone change.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

The applicant indicates that the increase in the height of the retaining walls is necessary due to drainage and grading design constraints for the property. The existing site constraints are a

unique circumstance for the site, which justifies the increase in the height of the retaining and screen walls. Therefore, staff can support this request.

#### Design Review

Staff finds the overall design of the single family residential development is consistent and compatible with existing and planned land uses in the area and complies with Urban Specific Policy 10 of the Comprehensive Master Plan. The policy encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The private street network promotes pedestrian movement and connectivity and with a condition regarding pedestrian connections to Torrey Pines Drive, the site design will further the land use policy. The design of the home models including the bulk and massing of the elevations, comply with Urban Specific Policy 43 by providing varied elevations with articulated building facades.

#### **Public Works - Development Review**

##### Waiver of Development Standards #2

Staff finds the request for the street intersection off-set to be a self-imposed hardship with no valid reason to deviate from the standard.

##### Design Review #2

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

#### **Staff Recommendation**

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

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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;
- Pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive;
- Design review as a public hearing for significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 4 years of approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Rush Avenue, 30 feet for Mann Street, and associated spandrels;
- Applicant to apply for BLM right-of-way grants for 30 feet for Rush Avenue, 40 feet for Torrey Pines Drive, and associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0366-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:  
APPROVALS:  
PROTESTS:

APPLICANT: PARDEE HOMES OF NEVADA  
CONTACT: ANGLE SCOTT, GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS,  
NV 89146



**LAND USE APPLICATION**  
**CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT**  
 SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE \$ 500 <input checked="" type="checkbox"/> CONFORMING (ZC) \$350 <input type="checkbox"/> NONCONFORMING (NZC) \$200 <input type="checkbox"/> USE PERMIT (UC) \$1050 <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) \$300 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) \$175 <input checked="" type="checkbox"/> PUBLIC HEARING \$500 <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) \$1750 <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 #)	DATE FILED: <u>September 25, 2018</u> APP. NUMBER: <u>ZC-18-0774</u> PLANNER ASSIGNED: <u>DGO</u> TAB/CAC: <u>Enterprise</u> ACCEPTED BY: <u>DGO</u> TAB/CAC MTG DATE: <u>Nov 1</u> TIME: <u>6:00pm</u> FEE: <u>\$2200.00</u> PC MEETING DATE: <u>Nov 1</u> CHECK #: <u>2788250</u> BCC MEETING DATE: <u>Nov 20 1:00pm</u> COMMISSIONER: <u>Susan Berger</u> ZONE / AE / RNP: <u>RE + RUD</u> OVERLAY(S)? <u>none</u> PLANNED LAND USE: <u>Ent-RH (8+18du)</u> PUBLIC HEARING? <u>(Y) N</u> NOTIFICATION RADIUS: <u>1000 SIGN (Y) N</u> TRAILS? <u>(Y) N</u> PFNA? <u>(Y) N</u> LETTER DUE DATE: <u>N/A</u> APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: <u>N/A</u>
	NAME: <u>Danny L. Robertson &amp; Diane Epstein; Lee R. Family Trust</u> ADDRESS: <u>9121 Golden Eagle Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-219-8063</u> CELL: <u>702-219-8063</u> E-MAIL: <u>diane.l.epstein@gmail.com</u>
	NAME: <u>Pardee Homes of Nevada</u> ADDRESS: <u>4675 W. Teco Road, Suite #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-614-1400</u> CELL: <u>702-614-1400</u> E-MAIL: <u>dan.hale@pardeehomes.</u> REF CONTACT ID #: _____
	NAME: <u>GCW, Inc. / Angie Scott</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2126</u> CELL: <u>702-804-2126</u> E-MAIL: <u>ascott@gcwengineering.c</u> REF CONTACT ID #: <u>131084</u>

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-003  
 PROPERTY ADDRESS and/or CROSS STREETS: Cactus Avenue and Torrey Pines Drive  
 PROJECT DESCRIPTION: -conforming Zone Change from R-E to R-2

(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.

Diane Epstein Diane Epstein  
 Property Owner (Signature)\* Property Owner (Print)  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON August 3, 2018 (DATE)  
 By Diane Epstein  
 NOTARY PUBLIC: [Signature]

JEREMY HESTER  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 04-01-2022  
 Certificate No: 18-2884-1

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

5523-A066

September 17, 2018

Clark County Development Services  
500 South Grand Central Parkway  
Las Vegas, NV 89155-1744

Planner  
Copy

**RE: Zone Change**  
**APN No. 176-26-801-003 and 176-26-801-004**

To Whom It May Concern:

On behalf of our client, Pardee Homes (PH), GCW, Inc. respectfully submits the attached application package for a Conformance Zone Change for the above referenced APNs. The site is located at the northeast corner of Cactus Avenue and Torrey Pines Drive. A Tentative Map, a Waiver, a Design Review, and Vacation are also submitted with this project.

The surrounding zonings for the project are as follow:

- APN 176-26-801-013 (north) – Current zoning is R-E; Current Planned Landuse is PF (School, Churches, Public Facilities)
- APN 176-26-401-006 (west) – Current zoning is R-E; Current Planned Landuse is PF (School, Churches, Public Facilities)
- APN 176-26-801-012 (east) – Current zoning is R-E; Current Planned Landuse is RS (up to 8 du/ac)
- South (multiple APNs) – Current Zoning RUD; Current Planned Landuse is RH (from 8 to 18 du/ac)

The two parcels mentioned above are currently zoned R-E, and the Planned Land use is Residential High which allows for a density between 8 to 18 dwelling units per acre. The proposed project is conforming to the master plan in that the proposed density is 7.23. Finally, the site is adjacent to an existing single family home development which has a similar density to our proposed project.

For addition background, we attempted to submit a non-conformance zone change package on August 8, 2018 (changing the zoning from R-3 to R-2) to Clark County Comprehensive Zoning Department. At the time, Bob Klein stated that these parcels could be changed to R-2 as a conforming zone change and not a non-conforming zone change per the Enterprise Land Use Plan. Please see attached.

We appreciate your consideration. Please give me a call at 702-804-2118 if you have any questions or concerns.

Cordially,

GCW, INC.

  
Gia Nguyen, P.E.  
Sr. Vice President