



Enterprise Town Advisory Board

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

January 30, 2019

6:00 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 insert name of contact at phone number and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

Jenna Waltho – Chair
Paul Nimsuwan
Kendal Weisenmiller

Barris Kaiser – Vice Chair
David Chestnut

Secretary:

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

County Liaison:

Tiffany Hesser 702-455-7388 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 January 16, 2019 (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

IV. Approval of Agenda for January 30, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
- a. Clark County Parks & Recreation Department, Office of Public Art to discuss the Public Art Installation at James Regional Sports Complex, including the process of selecting the final design and invite the neighborhood to attend the final presentation on Saturday, February 9, 2019 from 2:30 pm to 5:00 pm at the Windmill Library (for discussion only).

VI. Planning & Zoning

1. **TM-18-500229-PIONEER TORINO, LLC:**
TENTATIVE MAP consisting of 24 single family residential lots and common lots on 13.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Ford Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19 PC
2. **TM-18-500233-TOUCHSTONE HOMESTEAD, LLC:**
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19 PC
3. **TM-18-500234-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Cimarron Road and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19 PC
4. **UC-18-0885-32 ACRES, LLC:**
HOLDOVER USE PERMITS for the following: 1) reduce the setback of a gasoline station from a residential use; and 2) allow a service bay door for a vehicle (automobile) wash to face a street.
DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station; and 3) vehicle (automobile) wash in conjunction with an approved commercial center on a portion of 4.4 acres in a C-2 (General Commercial) Zone in the MUD-1 and MUD-4 Overlay Districts. Generally located on the northeast corner of Las Vegas Boulevard South and Starr Avenue within Enterprise. MN/gc/ja (For possible action) 02/06/19 PC
5. **WS-18-0952-ELIOT A A HOLDINGS, LLC & VERMILLION SUSAN J SEP PPTY TR:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; 2) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and 3) technical drainage study (previously not notified).
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increased finished floor elevation on 1.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast

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YOLANDA KING, County Manager

corner of Wigwam Avenue and Warbonnet Way within Enterprise. JJ/mk/ja (For possible action) 02/06/19 PC

6. **WS-18-0998-PIONEER TORINO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce lot area.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finished grade on 13.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Ford Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19 PC
7. **WS-18-1004-TOUCHSTONE HOMESTEAD, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 3) reduce the street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) increase finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19 PC
8. **WS-18-1007-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 3) reduce the street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) increase finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Cimarron Road and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19 PC
9. **DR-19-0002-SCHOOL BOARD OF TRUSTEES:**
DESIGN REVIEW for a classroom building addition to an existing elementary school (Tony Alamo) on a portion of 11.1 acres in a P-F (Public Facility) Zone. Generally located on the north side of Eldorado Lane, 350 feet east of Torrey Pines Drive within Enterprise. MN/dg/ma (For possible action) 02/19/19 PC
10. **NZC-18-1026-FORT APACHE HOMES INC., ET AL:**
ZONE CHANGE to reclassify 7.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) alternative residential driveway geometrics.
DESIGN REVIEWS for the following: 1) a single family residential development; 2) a preliminary grading plan in conjunction with a hillside development; 3) alternative development standards; and 4) increase finish grade for a proposed single family residential development. Generally located on the south side of Gomer Road (alignment), 300 feet east of Buffalo Drive within Enterprise (description on file). JJ/dg/ja (For possible action) 02/19/19 PC
11. **NZC-18-1028-CFT LANDS, LLC:**

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YOLANDA KING, County Manager

- ZONE CHANGE** to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone for a proposed single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height and 2) increased street length.
DESIGN REVIEW for a proposed single family residential development. Generally located on the north side of Starr Avenue and the west side of Fairfield Avenue (alignment) within Enterprise (description on file). MN/al/ja (For possible action) 02/19/19 PC
12. **NZC-18-1030-USA:**
ZONE CHANGE to reclassify 4.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; and 3) reduce the street intersection off-set.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increase finish grade. Generally located on the east side of Rumrill Street, 300 feet north of Mountain's Edge Parkway within Enterprise (description on file). JJ/dg/ja (For possible action) 02/19/19 PC
13. **NZC-19-0005-USA:**
ZONE CHANGE to reclassify a 10.0 acre portion of a 30.0 acre parcel from P-F (Public Facility) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) reduce separation between street intersections.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increase finish grade for a single family residential development. Generally located on the southwest corner of Shelbourne Avenue and Durango Drive within Enterprise (description on file). JJ/jt/ja (For possible action) 02/19/19 PC
14. **PA-18-700004-ITALIANO, NELSON P & CARLETTA G & SCHWARTZ, GENE L:**
PLAN AMENDMENT to redesignate the existing land use category from CN (Commercial Neighborhood) to BDRP (Business and Design/Research Park) on 1.2 acres. Generally located on the south side of Richmar Avenue (alignment), 140 feet west of Arville Street within Enterprise. JJ/pd (For possible action) 02/19/19 PC
15. **PA-18-700005-DIAMOND VALLEY VIEW LTD:**
PLAN AMENDMENT to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RH (Residential High) on 5.0 acres. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise. MN/pd (For possible action) 02/19/19 PC
16. **PA-18-700006-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use category from CG (Commercial General) to RH (Residential High) on 5.0 acres. Generally located on the south side of Warm Springs Road, 600 feet east of Buffalo Drive within Enterprise. MN/pd (For possible action) 02/19/19 PC
17. **PA-18-700007-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres. Generally located on the southwest corner of Rancho Destino Road and Jo Rae Avenue (alignment) within Enterprise. MN/pd (For possible action) 02/19/19 PC

18. **PA-18-700008-CHO BYUNG TAE & MILLS SOON NIM:**
PLAN AMENDMENT to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 4.6 acres. Generally located on the southwest corner of Placid Street and Starr Avenue within Enterprise. MN/pd (For possible action) 02/19/19 PC
19. **PA-18-700009-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use categories from CT (Commercial Tourist) and OP (Office Professional) to CG (Commercial General) on 2.4 acres. Generally located on the east side of Las Vegas Boulevard South, 430 feet south of Cactus Avenue within Enterprise. MN/pd (For possible action) 02/19/19 PC
20. **PA-18-700010-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) on 9.0 acres. Generally located on the northeast corner of Silverado Ranch Boulevard and Dean Martin Drive within Enterprise. JJ/pd (For possible action) 02/19/19 PC
21. **PA-18-700011-AYB INVESTMENTS, LLC & ABRISHAMI ENAYAT PROFIT SHR PL:**
PLAN AMENDMENT to redesignate the existing land use categories from CN (Commercial Neighborhood) and CG (Commercial General) to RH (Residential High) on 12.5 acres. Generally located on the southwest corner of Richmar Avenue and Dean Martin Drive within Enterprise. JJ/pd (For possible action) 02/19/19 PC
22. **PA-18-700012-MAK ZAK, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located on the northeast corner of Miller Lane and Camero Avenue within Enterprise. JJ/pd (For possible action) 02/19/19 PC
23. **PA-18-700013-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to CG (Commercial General) on 4.4 acres. Generally located on the southeast corner of Cactus Avenue and Giles Street within Enterprise. MN/pd (For possible action) 02/19/19 PC
24. **PA-18-700014-MAK ZAK, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located on the southwest corner of Cougar Avenue (alignment) and Rosanna Street (alignment) within Enterprise. JJ/pd (For possible action) 02/19/19 PC
25. **PA-18-700015-MAK ZAK, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 20.0 acres. Generally located on the north side of Agate Avenue and the west and east sides of Cimmaron Road (alignment) within Enterprise. JJ/pd (For possible action) 02/19/19 PC

26. **PA-18-700016-ZIADE, PHILLIPE & ZIADE, JOSEPH:**
PLAN AMENDMENT to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.2 acres. Generally located on the east side of Haven Street, 300 feet north of Jo Rae Avenue within Enterprise. MN/pd (For possible action) 02/19/19 PC
27. **PA-18-700017-CFT LANDS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from RS (Residential Suburban) and PF (Public Facility) to RH (Residential High) on 35.0 acres. Generally located on the southeast corner of Robindale Road and Duneville Street within Enterprise. MN/pd (For possible action) 02/19/19 PC
28. **PA-18-700018-CFT LANDS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 5.0 acres. Generally located on the northeast corner of Edmond Street and Gary Avenue (alignment) within Enterprise. JJ/pd (For possible action) 02/19/19 PC
29. **PA-18-700019-LH VENTURES, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 15.0 acres. Generally located on the northwest corner of Redwood Street and Torino Avenue within Enterprise. JJ/pd (For possible action) 02/19/19 PC
30. **PA-18-700020-LH VENTURES, LLC, ET AL:**
PLAN AMENDMENT to redesignate the existing land use categories from RL (Residential Low), RS (Residential Suburban), and CG (Commercial General) to RS (Residential Suburban) and RH (Residential High) on 37.5 acres. Generally located between Dean Martin Drive and Valley View Boulevard, and between Haleh Avenue (alignment) and Cactus Avenue within Enterprise. JJ/pd (For possible action) 02/19/19 PC
31. **PA-18-700021-LH VENTURES, LLC:**
PLAN AMENDMENT to redesignate the existing land use categories from RNP (Rural Neighborhood Preservation), PF (Public Facility), and CG (Commercial General) to RS (Residential Suburban) on 52.0 acres. Generally located on the southwest corner of Rainbow Boulevard and Pebble Road in Enterprise. JJ/pd (For possible action) 02/19/19 PC
32. **PA-18-700022-LH VENTURES, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from RS (Residential Suburban) to RH (Residential High) on 5.0 acres. Generally located on the north side of Windmill Lane, 600 feet east of Buffalo Drive within Enterprise. MN/pd (For possible action) 02/19/19 PC
33. **PA-18-700023-LH VENTURES, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 27.5 acres. Generally located on the northeast corner of Wigwam Avenue and Tenaya Way within Enterprise. JJ/pd (For possible action) 02/19/19 PC

34. **TM-18-500242-FORT APACHE HOMES INC., ET AL:**
TENTATIVE MAP consisting of 41 single family residential lots and common lots on 7.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Gomer Road (alignment), 300 feet east of Buffalo Drive within Enterprise. JJ/dg/ja (For possible action) 02/19/19 PC
35. **TM-18-500243-CFT LANDS, LLC:**
TENTATIVE MAP consisting of 75 residential lots and common lots on 15.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Starr Avenue and the west side of Fairfield Avenue (alignment) within Enterprise. MN/al/ja (For possible action) 02/19/19 PC
36. **TM-18-500244-USA:**
TENTATIVE MAP consisting of 39 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Rumrill Street, 300 feet north of Mountain's Edge Parkway within Enterprise. JJ/dg/ja (For possible action) 02/19/19 PC
37. **TM-19-500003-USA:**
TENTATIVE MAP consisting of 50 single family residential lots and common lots on a 10.0 acre portion of a 30.0 acre parcel in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Shelbourne Avenue and Durango Drive within Enterprise. JJ/jt/ja (For possible action) 02/19/19 PC
38. **VS-18-1018-AFRIDI, ROMMAN KHAN:**
VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Eldorado Lane and Maulding Avenue (alignment) within Enterprise (description on file). MN/jvm/ma (For possible action) 02/19/19 PC
39. **VS-18-1025-FORT APACHE HOMES INC., ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road (alignment) and Le Baron Avenue (alignment), and between Buffalo Drive and Monte Cristo Way (alignment) within Enterprise (description on file). JJ/dg/ja (For possible action) 02/19/19 PC
40. **VS-18-1029-CFT LANDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Starr Avenue and Terrill Avenue and between La Cienega Street and Fairfield Avenue (alignment); and portions of a rights-of-way being Terrill Avenue located between La Cienega Street and Fairfield Avenue (alignment) and Fairfield Avenue located between Terrill Avenue and Starr Avenue within Enterprise (description on file). MN/al/ja (For possible action) 02/19/19 PC
41. **VS-19-0004-USA:**
VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Camero Avenue (alignment) and between Durango Drive and Bonita Vista Street (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action) 02/19/19 PC

42. **WS-18-1016-SCHOOL BOARD OF TRUSTEES:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a proposed animated sign (electronic message unit) and an existing residential use.
DESIGN REVIEW for a proposed wall sign with animation (electronic message unit) in conjunction with an existing public school (elementary) on 13.0 acres in a P-F (Public Facility) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the east side of Dean Martin Drive, 100 feet south of Varenna Ridge Avenue within Enterprise. JJ/md/ma (For possible action) 02/19/19 PC
43. **DR-19-0018-SILVERADO GALLERY, LLC:**
DESIGN REVIEWS for the following: 1) lighting; and 2) signage in conjunction with a commercial complex on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Silverado Ranch Boulevard and Fairfield Avenue within Enterprise. MN/al/ma (For possible action) 02/20/19 BCC

VII. General Business

1. Discuss the proposed Land Use Update schedule (for possible action).

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: February 13, 2019

X. Adjournment

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

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

BOARD OF COUNTY COMMISSIONERS
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 LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
 YOLANDA KING, County Manager

- FAMILY TRUST: **HOLD** to February 13, 2019 Enterprise TAB meeting.
5. WS-18-0918-S R M F TOWN SQUARE OWNER, LLC: **HOLD** to March 13, 2019 Enterprise TAB meeting.
 17. ET-18-400259 (WS-0640-16) -32 ACRES, LLC: **HOLD** to January 30, 2019 Enterprise TAB meeting.

Related applications:

12. UC-18-0510-IRVIN RANCH, LLC:
15. VS-18-0999-IRVIN RANCH, LLC:
18. TM-18-500229-PIONEER TORINO, LLC:
27. WS-18-0998-PIONEER TORINO, LLC:
19. TM-18-500233-TOUCHSTONE HOMESTEAD, LLC:
28. WS-18-1004-TOUCHSTONE HOMESTEAD, LLC:
20. TM-18-500234-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
29. WS-18-1007-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
21. TM-18-500236-L H VENTURES, LLC:
23. VS-18-1013-L H VENTURES, LLC:
24. WC-18-400270 (ZC-0663-07)-L H VENTURES, LLC:
30. WS-18-1012-L H VENTURES, LLC:
22. VS-18-0962-NURKIN FAMILY REVOCABLE LIV TR:
31. ZC-18-0961-NURKIN FAMILY REVOCABLE LIV TR:

V. Informational Items

1. Introduction of new Town Advisory Board members. (for discussion)
 - Appoint Chair and Vice-Chair (for possible action)

Motion by David Chestnut
 Action: **APPROVE**
 Jenna Waltho for Chair
 Barris Kaiser for Vice-chair
 Motion **PASSED** (5-0) / Unanimous

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

None

Planning & Zoning

1. **UC-18-0900-P8 WS TUSCAN HIGHLANDS, LLC:**
USE PERMIT to increase freestanding sign height.
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) allow a roof sign;
2) increase sign area for freestanding signs; and
3) increase the number of freestanding signs.
DESIGN REVIEW for a comprehensive sign plan for an approved multi-family complex on 15.2 acres in an H- 1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway and the south side of St Rose Parkway within Enterprise. SB/rk/ja (For possible action) 01/08/19 PC

The application has been **WITHDRAWN** by the applicant.

2. **NZC-18-0915-RAINBOW & BLUE DIAMOND SOUTHEAST:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 8.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) allow modified driveway design standards; and
2) reduced driveway separation.
DESIGN REVIEW for a shopping center. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise (description on file). SB/pb/ja (For possible action) 01/22/19 PC

Applicant requested a **HOLD**, no date specified, Enterprise TAB meeting. Applicant will have to be renotify.

3. **SC-18-0928-CENTURY COMMUNITIES NEVADA, LLC:**
STREET NAME CHANGE to name an unnamed private street, Presley Glen Avenue. Generally located on the east side of Fort Apache Road, approximately 500 feet south of the intersection of Ford Avenue and Fort Apache Road within Spring Valley and Enterprise. JJ/dm/ml (For possible action) 01/22/19 PC

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) / Unanimous

4. **UC-18-0923-BUFFALO GOMER, LLC, ET AL & SCHELL, WILLIAM & PATRICIA FAMILY TRUST:**
USE PERMIT for increased height of an existing communication tower.
DESIGN REVIEW for additional antenna arrays and lattice on an existing communication tower (monopine) and associated equipment on a portion of 2.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise. JJ/mk/ja (For possible action) 01/22/19 PC

Applicant requested a **HOLD** to February 13, 2019 Enterprise TAB meeting.

5. **WS-18-0918-S R M F TOWN SQUARE OWNER, LLC:**

BOARD OF COUNTY COMMISSIONERS
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YOLANDA KING, County Manager

WAIVER OF DEVELOPMENT STANDARDS to permit encroachment into airspace.

DESIGN REVIEWS for the following:

- 1) amend an approved comprehensive sign plan; and
- 2) modifications to existing freestanding signs in conjunction with the Town Square shopping Center on 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. SS/al/ja (For possible action) 01/23/19 BCC

Applicant requested a **HOLD** to March 13, 2019 Enterprise TAB meeting.

6. **ZC-18-0771-FORESTAR REAL ESTATE GROUP INC:**

ZONE CHANGE to reclassify a 10.1-acre portion of a 58.4-acre parcel from H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone for future commercial development in an MUD-1 Design Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Starr Avenue within Enterprise (description on file). SS/al/ja (For possible action) 01/23/19 BCC

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (5-0) / Unanimous

7. **ZC-18-0930-USA:**

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

USE PERMITS for the following:

- 1) a vehicle (automobile) maintenance facility; and
- 2) reduce the separation from an automobile maintenance facility to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) permit access from residential local street;
- 2) waive cross access requirements; and
- 3) alternative commercial driveway geometrics

DESIGN REVIEWS for the following:

- 1) a vehicle maintenance facility; and
- 2) a tavern for a proposed commercial development.

Generally located on the northeast corner of Polaris Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/ja (For possible action) 01/23/19 BCC

Motion by David Chestnut

Action:

APPROVE Zone Change reduced to C-1;

DENY Use Permits 1 and 2;

APPROVE Waiver of Development Standards #3

DENY Waiver of Development Standards #s 1 and 2;

DENY Design Reviews 1 and 2.

ADD Current Planning conditions:

- Establish cross access with property to the east;
- Establish cross access with property to the north if compatible uses are developed.

Per staff if approved conditions.

Motion **PASSED** (5-0) / Unanimous

8. **ZC-18-0931-ASHAHID REVOCABLE LIVING TRUST:**
ZONE CHANGE to reclassify 0.9 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.
DESIGN REVIEWS for the following:
1) restaurants with drive-thru services; and
2) alternative parking lot landscaping for a commercial development in an MUD-3 Design Overlay District.
Generally located on the north side of Blue Diamond Road, 1,000 feet east of Grand Canyon Drive within Enterprise (description on file). JJ/al/ja (For possible action) 01/23/19 BCC

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

- Establish cross access with property to the east;
- Establish cross access with property to the west if compatible uses are developed;
- 8-foot wall on the northern boundary;
- Northern boundary to have compatible landscaping with the property to the east.

per staff conditions

Motion **PASSED** (5-0) / Unanimous

9. **AR-18-400263 (UC-0773-13)-VEGAS GROUP, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW of a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with a place of worship within an office complex on a portion of 8.0 acres within a C-P (Office & Professional) Zone. Generally located on the east side of Gilespie Street and the south side of Silverado Ranch Boulevard within Enterprise. SS/tk/ja (For possible action) 02/05/19 PC

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (5-0) / Unanimous

10. **TM-18-500231-AFFILIATE INVESTMENTS, LLC:**
TENTATIVE MAP for a commercial subdivision on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located between Blue Diamond Road and Ford Avenue, and between Mohawk Street and Edmond Street within Enterprise. JJ/sd/ja (for possible action). 02/05/19 PC

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (5-0) / Unanimous

11. **TM-18-500235-MACKOVSKI, ALEXANDER:**
TENTATIVE MAP consisting of 30 single family residential lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Pyle Avenue and Jones Boulevard within Enterprise. JJ/jor/ja (For possible action) 02/05/19 PC

Motion by David Chestnut

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

Motion **PASSED** (5-0) / Unanimous

12. **UC-18-0510-IRVIN RANCH, LLC:**

USE PERMITS for the following:

1) allow Agriculture - Livestock (Large) (horses) not in conjunction with a residential principal use; and

2) allow accessory structures (barn and shade structure)

in conjunction with an existing horse arena prior to a principal structure (single family residence) on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Polaris Avenue and Bella Lante Avenue within Enterprise. JJ/md/ja (For possible action) 02/05/19 PC

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (5-0) / Unanimous

13. **UC-18-1011-RAINBOW VILLAGE SHOPPING, LLC:**

USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing shopping center on 4.1 acres in a C-1 (Local Business) zone. Generally located on the west side of Rainbow Boulevard, 700 feet south of Robindale Road within Enterprise. SS/sd/ja (For possible action) 02/05/19 PC

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (5-0) / Unanimous

14. **VS-18-0982-DURANGO SQUARE, LLC:**

VACATE AND ABANDON a portion of right-of-way being Durango Drive located between Wigwam Avenue and Cougar Avenue within Enterprise (description on file). JJ/sv/ja (For possible action) 02/05/19 PC

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

Motion **PASSED** (5-0) / Unanimous

15. **VS-18-0999-IRVIN RANCH, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Bella Lante Avenue and Irvin Avenue (alignment), and between Polaris Avenue and Valley View Boulevard within Enterprise (description on file). JJ/md/ja (For possible action) 02/05/19 PC

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (5-0) / Unanimous

16. **DR-18-0983-TURTLE DEVELOPMENT CORPORATION:**

DESIGN REVIEW to increase finished grade for an approved multiple family residential development on 5.0 acres in an R-3 (Multiple-Family Residential) Zone. Generally located on the south side of Levi Avenue and the east side of El Camino Road (alignment) within Enterprise. JJ/sd/ja (For possible action) 02/06/19 BCC

Motion by David Chestnut

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

Motion **PASSED** (5-0) / Unanimous

17. **ET-18-400259 (WS-0640-16) -32 ACRES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce the separation between an intersection and a driveway approach.
WAIVER OF CONDITIONS of a zone change (ZC-1252-03) requiring right-of-way dedication for Las Vegas Boulevard South to include a proportionate area to accommodate a 110-foot right-of-way to back of curb plus sidewalk width as determined by the Nevada Department of Transportation, and an additional 10 feet on Starr Avenue, being a township line, and 30 feet for Giles Street.
DESIGN REVIEWS for the following:
1) proposed retail center including a tavern; and
2) increased finished grade for a proposed retail center
on 4.5 acres in a C-2 (General Commercial) Zone within the MUD-1 and MUD- 4 Overlay Districts. Generally located on the east side of Las Vegas Boulevard South and the north side of Starr Avenue within Enterprise. (description on file). SS/tk/ja (For possible action) 02/06/19
BCC

Applicant requested a **HOLD** to January 30, 2019 Enterprise TAB meeting.

18. **TM-18-500229-PIONEER TORINO, LLC:**
TENTATIVE MAP consisting of 24 single family residential lots and common lots on 13.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Ford Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19
BCC

Motion by David Chestnut

Action: **APPROVE**

Applicant requested **HOLD** to January 30, 2019 Enterprise TAB meeting to revise plans.

Motion **PASSED** (5-0) / Unanimous

19. **TM-18-500233-TOUCHSTONE HOMESTEAD, LLC:**
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19
BCC

Motion by David Chestnut

Action: **APPROVE**

Applicant requested **HOLD** to January 30, 2019 Enterprise TAB meeting to revise plans.

Motion **PASSED** (5-0) / Unanimous

20. **TM-18-500234-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Cimarron Road and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19
BCC

Motion by David Chestnut

Action: **APPROVE**

Applicant requested **HOLD** to January 30, 2019 Enterprise TAB meeting to revise plans.

Motion **PASSED** (5-0) / Unanimous

21. **TM-18-500236-L H VENTURES, LLC:**
TENTATIVE MAP consisting of 41 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Buffalo Drive and the south side of Mesa Verde Lane within Enterprise. SS/pb/ja (For possible action) 02/06/19 BCC

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (5-0) / Unanimous

22. **VS-18-0962-NURKIN FAMILY REVOCABLE LIV TR:**
VACATE AND ABANDON a portion of a right-of-way being Schirlls Street located between Blue Diamond Road and Wigwam Avenue within Enterprise (description on file). JJ/al/ja (For possible action) 02/06/19 BCC

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (5-0) / Unanimous

23. **VS-18-1013-L H VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Prairie River Street, and between Mesa Verde Lane and Windmill Lane within Enterprise (description on file). SS/pb/ma (For possible action) 02/06/19 BCC

Motion by David Chestnut
Action: **APPROVE** per staff if approved conditions.
Motion **PASSED** (5-0) / Unanimous

24. **WC-18-400270 (ZC-0663-07)-L H VENTURES, LLC:**
WAIVER OF CONDITIONS for a zone change requiring the following:
1) the lighting on the building shall be shoe box style lighting that does not use mercury vapor lights;
2) any light in the parking area shall be directed away from the east property line; and
3) a minimum of 10-foot-wide intense landscaping is required along the eastern property line, included in the planting shall be a row of xylosma and planting to be trimmed and screened from views with a previously approved multiple family residential development on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Buffalo Drive and the south side of Mesa Verde Lane within Enterprise. SS/pb/ja (For possible action) 02/06/19 BCC

Motion by David Chestnut
Action: **APPROVE** per staff if approved conditions.
Motion **PASSED** (5-0) / Unanimous

25. **WS-18-0971-HANWEN RAINBOW, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEW for a proposed shopping center on 3.8 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Windmill Lane within Enterprise. JJ/rk/ja (For possible action) 02/06/19 BCC

Motion by David Chestnut
Action: **APPROVE**

ADD Current Planning conditions:

- Design Review as a public hearing for significant changes to plans.
- Design Review as a public hearing for lighting and signage.

per staff if approved conditions.

Motion **PASSED** (5-0) / Unanimous

26. WS-18-0990-PROSPECT RAINBOW, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of previously approved freestanding signs.

DESIGN REVIEW for changes to the location of the previously approved freestanding signs in conjunction with a shopping center on 5.1 acres in a C-2 (General Commercial) zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Sunset Road and Rainbow Boulevard within Enterprise. SS/jor/ja (For possible action) **02/06/19 BCC**

Motion by Barris Kaiser

Action: **DENY**

Motion **PASSED** (5-0) / Unanimous

27. WS-18-0998-PIONEER TORINO, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce lot area.

DESIGN REVIEWS for the following:

- 1) single family residential development; and
- 2) increase finished grade on 13.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Ford Avenue within Enterprise. JJ/pb/ja (For possible action) **02/06/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

Applicant requested **HOLD** to January 30, 2019 Enterprise TAB meeting to revise plans.

Motion **PASSED** (5-0) / Unanimous

28. WS-18-1004-TOUCHSTONE HOMESTEAD, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce lot area;
- 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and
- 3) reduce the street intersection off- set.

DESIGN REVIEWS for the following:

- 1) single family residential development;
- 2) hammerhead street design; and
- 3) increase finished grade

on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action) **02/06/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

Applicant requested **HOLD** to January 30, 2019 Enterprise TAB meeting to revise plans.

Motion **PASSED** (5-0) / Unanimous

29. **WS-18-1007-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce lot area;
- 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and
- 3) reduce the street intersection off- set.

DESIGN REVIEWS for the following:

- 1) single family residential development;
- 2) hammerhead street design; and
- 3) increase finished grade on 5.0 acres

in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Cimarron Road and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19 BCC

Motion by David Chestnut

Action: **APPROVE**

Applicant requested **HOLD** to January 30, 2019 Enterprise TAB meeting to revise plans.

Motion **PASSED** (5-0) / Unanimous

30. **WS-18-1012-L H VENTURES, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEW for a proposed single-family residential subdivision on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Buffalo Drive and the south side of Mesa Verde Lane within Enterprise. SS/pb/ja (For possible action) 02/06/19 BCC

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Condition:

- Provide 4-foot sidewalks on one side of the private roads;
- Design Review as a public hearing for significant change to plans;
- Homes along eastern boundary to be two story;
- No roof top decks along eastern boundary.

per staff conditions.

Motion **PASSED** (5-0) / Unanimous

31. **ZC-18-0961-NURKIN FAMILY REVOCABLE LIV TR:**

ZONE CHANGE to reclassify 0.9 acres from H-2 (General Highway Frontage) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone.

DESIGN REVIEWS for the following:

- 1) restaurant buildings with drive-thru service; and
- 2) alternative parking lot landscaping

in conjunction with a commercial development in the MUD-2 Overlay District. Generally located on the south side of Blue Diamond Road, the west side of Schirlls Street, and 550 feet east of Arville Street within Enterprise (description on file). JJ/al/ja (For possible action) 02/06/19 BCC

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

- Design Review as a public hearing for significant changes to plans.
- Design Review as a public hearing for lighting and signage.

Per staff conditions.

Motion **PASSED** (5-0) / Unanimous

32. **ZC-18-1015-DIAMOND DECATUR LIMITED:**

ZONE CHANGE to reclassify 1.4 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce a distance between a driveway and an intersection; and
- 2) reduced throat depth.

DESIGN REVIEW for an office/warehouse building. Generally located on the east side of Decatur Boulevard and the south side of Le Baron Avenue (alignment) within Enterprise (description on file). JJ/sd/ja (For possible action) 02/06/19 BCC

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

- Design Review as a public hearing for significant changes to plans;
- Design Review as a public hearing for lighting and signage.

Per staff if approved conditions.

Motion **PASSED** (5-0) / Unanimous

VI. General Business:

- 1 Review Bylaws (for discussion only)
Tab board was provided information

2. Approve 2019 TAB meeting calendar (for possible action)

Motion by Jenna Waltho

Action: **HOLD** the Enterprise TAB meeting calendar for 30 days.

Motion **PASSED** (5-0) / Unanimous

VII. 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.

- Board member Barris Kaiser requested an item on the next agenda to discuss the proposed Land Use Update schedule and have appropriate staff available to discuss. (for possible action)
Next meeting date.

The next regular meeting will be January 30, 2019 at 6:00 p.m.

Adjournment

Motion by Jennna Waltho

Adjourn meeting at 10:16 p.m.

02/06/19 BCC AGENDA SHEET

JERLYN & FORD
(TITLE 30)

JERLYN ST/FORD AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500229-PIONEER TORINO, LLC:

TENTATIVE MAP consisting of 24 single family residential lots and common lots on 13.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Jerlyn Street and the south side of Ford Avenue within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-401-003; 176-15-401-004; 176-15-401-012; 176-15-401-013; 176-15-401-038

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.9
- Number of Lots: 24
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 18,513/28,617 (gross)/18,417/28,617 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 3,880 to 5,635

The plans depict a proposed single family residential development consisting of 24 lots on 13.9 acres for a density of 1.7 dwelling units per acre. All proposed lots within the subdivision will front on and access existing local streets. The plans also depict that the finished grade of the site will be increased to 67.8 inches along a portion of the development. The gross area for 12 of the lots will be less than 20,000 square feet and the net area for all of the lots will be 18,417 square feet or greater. There will be 2 flag shaped lots with access to Jerlyn Street, 3 flag shaped lots with access to Pioneer Avenue, and 1 flagged shaped lot with access to Ford Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay District	Approved by BCC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
WS-18-0998	A waiver of development standards for reduced lot area with design reviews for single family development and increased finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

This request meets the tentative map requirements as outlined in Title 30; however, approval of this request is contingent upon approval of the companion item, WS-18-0998, which staff cannot support. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

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;
- Right-of-way dedication to include 30 feet for Jerlyn Street, 30 feet for Ford Avenue, 30 feet for Torino Avenue, 30 to 60 feet for Pioneer Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- The Fire Department cannot support the site plan attached to this application due to the insufficient on-site fire access lanes provided for the project; that the Fire Department requests a meeting with the applicant prior to having this application move forward; and to please contact CCFPB at (702) 455-7316 to schedule this meeting.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0660-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THM ENTERPRISES, INC.

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

02/06/19 BCC AGENDA SHEET

WIGWAM & TENAYA
(TITLE 30)

TENAYA WY/WIGWAM AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500233-TOUCHSTONE HOMESTEAD, LLC:

TENTATIVE MAP consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:
176-15-201-038

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 18,000/20,291 (gross)/16,680/18,511 (net)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 8 lots on 5 acres for a density of 1.6 dwelling units per acre. All proposed lots within the subdivision will be served by two, 48 foot wide public streets with access from Tenaya Way, terminating in a hammerhead design. The plans also depict that the finished grade of the site will be increased to 36 inches along a portion of the development. The gross area for 7 of the lots will be less than 20,000 square feet and the net area for 7 of the lots will be 18,000 feet or greater. One of the lots adjacent to Tenaya Way will have a net area of 16,680 square feet which is allowed adjacent to a collector/arterial street.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0277-07	Vacated patent easements	Approved by PC	April 2007
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay District	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

Related Applications

Application Number	Request
WS-18-1004	A waiver of development standards for reduced lot area, off-site improvements, and reduced street intersections with design reviews for single family development, hammerhead street design, and increased finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30; however, approval of this request is contingent upon approval of the companion item, WS-18-1004, which staff cannot support. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

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;
- Right-of-way dedication to include the spandrel at the intersection of Wigwam Avenue and Tenaya Way with the correct radius per Uniform Standard Drawing 201;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that easements may exist that will interfere with the proposed development; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0386-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE HOMESTEAD, LLC

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

02/06/19 BCC AGENDA SHEET

WIGWAM & CIMARRON
(TITLE 30)

CIMARRON RD/WIGWAM AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500234-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Cimarron Road and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:
176-16-201-032

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

BACKGROUND:
Project Description
General Summary

- Site Address: 8220 W. Wigwam Avenue
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 18,570/19,533 (gross)/18,249/19,277 (net)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 8 lots on 5 acres for a density of 1.6 dwelling units per acre. All proposed lots within the subdivision will be served by two 48 foot wide public streets with access from Cimarron Road and terminating in a hammerhead design. The plans also depict that the finished grade of the site will be increased to 36 inches along a portion of the development. The gross area for all of the lots will be less than 20,000 square feet and the net area for all of the lots will be 18,249 feet or greater.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay District	Approved by BCC	October 2005

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Surrounding Land Use

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

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

Related Applications

Application Number	Request
WS-18-1007	A waiver of development standards for reduced lot area, off-site improvements, and reduced street intersections with design reviews for single family development, hammerhead street design, and increased finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30; however, approval of this request is contingent upon approval of the companion item, WS-18-1007, which staff cannot support. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

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;
- Right-of-way dedication to include the spandrel at the intersection of Wigwam Avenue and Cimarron Road with the correct radius per Uniform Standard Drawing 201;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that easements may exist that will interfere with the proposed development; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0658-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THM ENTERPRISES, INC.

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

02/06/19 BCC AGENDA SHEET

CONVENIENCE STORE/GASOLINE STATION/
VEHICLE WASH
(TITLE 30)

UPDATE
LAS VEGAS BLVD S/STARR AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-0885-32 ACRES, LLC:

HOLDOVER USE PERMITS for the following: 1) reduce the setback of a gasoline station from a residential use; and 2) allow a service bay door for a vehicle (automobile) wash to face a street.

DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station; and 3) vehicle (automobile) wash in conjunction with an approved commercial center on a portion of 4.4 acres in a C-2 (General Commercial) Zone in the MUD-1 and MUD-4 Overlay Districts.

Generally located on the northeast corner of Las Vegas Boulevard South and Starr Avenue within Enterprise. MN/gc/ja (For possible action)

RELATED INFORMATION:

APN:
177-33-401-006

USE PERMITS:

1. Reduce the setback of a gasoline station from a residential use to 156 feet where a minimum of 200 feet is required per Table 30.44-1 (a 22% reduction).
2. Allow a service bay door for a vehicle (automobile) wash to face a street (Las Vegas Boulevard South) where not permitted per Table 30.44-1.

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 30 E. Starr Avenue
- Site Acreage: 4.4 (portion)
- Project Type: Convenience store, gasoline station, & vehicle (automobile) wash
- Number of Stories: 1
- Building Height (feet): Up to 30
- Square Feet: 4,642 (convenience store)/3,990 (fuel canopy)/1,082 (vehicle wash)
- Parking Required/Provided: 85/120 (overall commercial center)

Site Plans

The plans show a proposed convenience store, gasoline station, and vehicle (automobile) wash located on the western portion of the parcel. An approved tavern (WS-0640-16) is located to the east and is centrally located on the parcel. The easternmost portion of the parcel is indicated for future development. The convenience store and vehicle (automobile) wash is one combined building located on the north half, and the fuel canopy (gasoline station) is located on the south half of the site. The fuel canopy is 156 feet from a residential use to the south across Starr Avenue. The vehicle wash is oriented in an east/west direction with a service bay door facing Las Vegas Boulevard South. The stacking lanes for the vehicle wash are located on the north and east sides of the convenience store. Access to the site is from 1 driveway off of Las Vegas Boulevard South and 2 driveways off of Starr Avenue. Future cross access is also provided with the adjacent parcel to the north. A total of 120 parking spaces are provided where a minimum of 85 spaces are required for the overall commercial center.

Landscaping

Street landscaping consists of a 10 foot wide landscape area with an attached sidewalk and bus turnout along Las Vegas Boulevard South, and a 15 foot wide landscape area with a detached sidewalk along Starr Avenue. A 10 foot wide intense landscape buffer per Figure 30.64-12 with an 8 foot high decorative block wall is located along the east property line.

Elevations

The plans depict a 1 story, 30 foot high, convenience store/vehicle wash building constructed of painted cement plaster, stone veneer, metal canopies, painted cornices and molding, and aluminum storefront glazing systems. The roof is a combination of pitched tile and flat parapet walls at various heights. The fuel canopy is 19.5 feet high and constructed of pre-finished metal with stone veneer columns.

Floor Plans

The plans show a 4,642 square foot convenience store consisting of a sales area, cashier area, beverage area, slot area, coolers, beer cavern, electrical room, office, and restrooms. The vehicle (automobile) wash is 1,082 square feet and includes an equipment room. The fuel canopy is 3,990 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that since the site is located at the intersection of 2 streets, the vehicle wash bay will inherently face a street. Furthermore, the vehicle wash has been placed at a location that allows for safe on-site circulation and off-site traffic flow. The driveway locations were previously approved by WS-0640-16.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0640-16	Reduced the separation between an intersection and a driveway; and design reviews for a retail center with a tavern and increased finished grade	Approved by BCC	December 2016
DR-1062-04	A retail center including a tavern – expired	Approved by BCC	July 2004
ZC-1252-03	Reclassified the site from H-2 to C-2 zoning for a retail center	Approved by BCC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist & Office Professional	H-2	Undeveloped
South	Commercial Tourist	R-2	Single family residences
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
West	Commercial Tourist	H-1	Undeveloped

The site and surrounding properties are located 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 Permits

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

Use Permit #1

Staff can support the request to reduce the separation between a gasoline station and a residential use. An arterial street (Starr Avenue) separates the gasoline station from the residential use to the south. Additionally, a 20 foot wide landscape/common area along the south side of Starr Avenue adjacent to the residential lots provide further buffering and separation distance. Furthermore, 24 inch box trees are planted on the site along Starr Avenue per ZC-1252-03 instead of the minimum 15 gallon trees Title 30 normally requires. Therefore, staff finds that the request will not adversely impact the residential properties to the south.

Use Permit #2

The driveway locations were established per WS-0640-16 which reduced the separation between the driveway on Las Vegas Boulevard South and the street intersection. Although a waiver was approved, the driveway was located as far north as possible in order to create as much separation as possible. The vehicle wash is located as far north as possible on the site in order to minimize any potential negative impacts to the abutting residential development to the south. However, this results in the service bay door being located directly across from the driveway on Las Vegas Boulevard South where it cannot be screened by street landscaping. Staff would prefer not to have the service bay door face south towards the residential developments, and staff finds that reducing potential adverse impacts to nearby residential properties should be a priority, as Community Design Policy 5 of the Comprehensive Master Plan states that development approval should be conditioned upon mitigation of identified land use incompatibilities. The service bay door is located 76 feet from the right-of-way of Las Vegas Boulevard South and Mexican Fan Palm trees are planted on both sides of the service bay door to soften its appearance. Therefore, staff can support the request.

Design Reviews

Staff finds that the request complies with Urban Specific Policy 10 which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. Architectural elements are provided along all sides of the building; therefore, the request complies with Urban Specific Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. Cross access is provided to the adjacent parcel to the north which complies 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. However, staff recommends that the provided cross access to the north be established farther to the east, as staff is concerned the lack of throat depth, the immediate cross access point, the location of the trash enclosure, and the car wash exit all have the potential to individually create vehicular conflict, and when considered as a whole, the danger increases exponentially. Therefore, staff cannot support the design reviews.

Public Works - Development Review

Design Reviews

Staff finds that the proposed plans create an unsafe situation on the northwest corner of the site. The lack of throat depth, the immediate cross access point, the location of the trash enclosure, and the car wash exit all have the potential to individually create vehicular conflict, and when considered as a whole, the danger increases exponentially. Staff recommends that the design review be denied so the applicant can present a safer option. Additionally, there are numerous items on the plans that are non-compliant with adopted Public Works' standards, which will create the need for additional land use applications.

Staff Recommendation

Approval of the use permits; and denial of the design reviews.

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:

- Mexican Fan Palms shall be planted on both sides of the vehicle wash exit as depicted per plans;
- Cross access with the adjacent property to the north shall be established farther to the east, so as to not interfere with the driveway entrance from Las Vegas Boulevard South and the exit for the vehicle wash;
- 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 5 additional feet for Starr Avenue together with any additional area that may be necessary for a dedicated right turn lane, as required by Public Works - Development Review, right-of-way for Las Vegas Boulevard South per Record of Survey RS-16-500140, and the associated spandrel;
- 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 the plans do not correctly reflect throat depth at any of the driveway locations; that sidewalks must continue to the point of curvature on a curb return driveway; that the right-of-way at the intersection must have a radius of 30 feet to the back of curb and 54 feet at the property line; that all driveways must comply with Uniform Standard Drawings 222.1 and 225, unless previously waived; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0650-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 9 cards

COUNTY COMMISSION ACTION: January 9, 2019 – HELD – To 02/06/19 – per the applicant.

APPLICANT: TERRIBLE HERBST, INC.

CONTACT: CHRIS RICHARDSON, RICHARDSON WETZEL ARCHITECTS, 4300 E. SUNSET ROAD, SUITE E-3, HENDERSON, NV 89014

DRAFT

02/06/19 BCC AGENDA SHEET

UPDATE

SINGLE FAMILY RESIDENTIAL DEVELOPMENT WIGWAM AVE/WARBONNET WY
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0952-ELIOT A A HOLDINGS, LLC & VERMILLION SUSAN J SEP PPTY TR:

AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; 2) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and 3) technical drainage study (previously not notified).

DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increased finished floor elevation on 1.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Wigwam Avenue and Warbonnet Way within Enterprise. JJ/mk/ja (For possible action)

RELATED INFORMATION:

APN:

176-16-601-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase block wall heights to 10.5 feet (4.5 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is allowed (a 22% increase) per Section 30.64.050.
2. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Wigwam Avenue where required per Chapter 30.52.
3. Waive the technical drainage study per requirement of MSM-18-600084 (previously not notified).

DESIGN REVIEWS:

1. A single family residential development.
2. Increase finish grade up to 54 inches where 18 inches is the standard (a 200% increase) per Section 30.32.040.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.4
- Number of Lots/Units: 2
- Density (du/ac): 1.4
- Minimum/Maximum Lot Size (square feet): 20,000/25,060 (net/gross)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 3,833 to 6,023

Site Plans

The plans depict a proposed single family residential development consisting of 2 lots with a total density of 1.4 dwelling units per acre. The proposed lot sizes range from 20,000 to 25,060 square feet (net/gross). The 2 lots have individual driveway access from Warbonnet Way. The plans also show a 6 foot to 10.5 foot high perimeter wall (retaining and screen) on the north, south, west, and east sides of the property. Due to the increased finished grade along the east property line, the applicant is requesting to increase the retaining wall to 4.5 feet where 3 feet retaining wall is the standard. **Additionally, the applicant is requesting to waive the technical drainage requirement per MSM-18-600084 which is in process with the Mapping Division, Public Works - Development Review.**

Landscaping

The plans show no street landscaping on either Warbonnet Way or Wigwam Avenue; however, it may be appropriate for trees be planted on the interior of the wall along Wigwam Avenue to match the existing subdivision on the south side of Wigwam Avenue.

Elevations

The plans show 6, up to 35 foot high, 1 and 2 story models. The elevation designs are the typical varied pitched roofs. The proposed models have optional elevations with each option consisting of slightly different architectural elements and design. Building materials consist of stucco finish, stone veneer, decorative shutters and other architectural elements with concrete tile roofs. Decorative trim is provided along all windows and doors on all elevations. Some of the models also provide a covered porch, covered patio, and a covered entry. Additionally the plans show a 10.5 foot high wall (4.5 feet max retaining wall with a 6 foot high decorative was) along the east property line.

Floor Plans

The plans depict homes ranging in size from 2,898 square feet to 3,956 square feet (livable area) with options, such as casitas, den/2nd master bedroom, utility closets, garages, which may further increase the area of each model. All models show a minimum of 3 car garages, and some models will have a 5 car garage option. The casitas are depicted as 533 square feet to 577 square feet in area.

Applicant's Justification

The applicant states that they are in the process of subdividing the subject parcel (MSM-18-600084) into 2 residential lots. The project will be consistent with the adjacent properties which are zoned R-E and planned for Rural Neighborhood Preservation. The applicant adds that the wall height increase is due to the terrain along the east property line which triggers the increase finished grade and the increase of wall height. The applicant states that they have been working with Public Works staff and was told that the technical drainage study is not needed.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the subject parcel and surrounding parcels to R-E (RNP-I) Overlay District	Approved by BCC	October 2005

Surrounding Land Use

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

The subject parcel and the immediate area are within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
MSM-18-600084	A minor subdivision map is in process.

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

The applicant submitted a technical drainage study for the proposed development, and staff finds that the increased wall height along the east and northeast property lines is internal to the

development, and is due to the increased finished grade which is necessary for drainage purposes in the area. Similar requests to increase wall heights due to the increased finished grade have been approved in different parts of the Valley; therefore, staff can support this request.

Design Review #1

The RNP-I Overlay requires an area designated within any of the various adopted land use plans be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre. The purpose of the Residential Neighborhood Preservation (RNP-I) Overlay District is to ensure that the character of rural development is preserved. The proposed 2 lot subdivision is in compliance with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages preserving existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. The proposed density is identical to the single family developments to the north, east, south, and west.

Staff finds the proposed home models are compatible with the surrounding area. Architectural enhancements are provided on all sides of the proposed residences and all models contain a variety of building design alternatives that include varied elevations, roof forms, and building and garage setbacks.

Public Works - Development Review

Waiver of Development Standards #2

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

Waiver of Development Standards #3

The applicant worked with staff regarding the proposed parcel map and increased grade and it was determined that a drainage study will not be necessary.

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 **building permit reviews**. 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 **waivers** of development standards #1 and #3, 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:

- Plant trees interior to the wall along Wigwam Avenue to match developments to the west and south sides of the subject project;
- 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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- **With the building permit review for grading on the site, the applicant must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.**
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that fire protection 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0688-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: January 23, 2019 – HELD – To 02/06/19 – per the applicant to rewrite/re-notify.

APPLICANT: ANDREW ACUNA

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

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02/06/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

JERLYN ST/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0998-PIONEER TORINO, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce lot area.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finished grade on 13.9 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the east side of Jerlyn Street and the south side of Ford Avenue within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-401-003; 176-15-401-004; 176-15-401-012; 176-15-401-013; 176-15-401-038

WAIVER OF DEVELOPMENT STANDARDS:

Reduce gross lot area to 18,000 square feet where a minimum gross lot area of 20,000 square feet is required per Table 30.40-1 (a 10% reduction).

DESIGN REVIEWS

1. A proposed single family residential development.
2. Increase the finished grade for a single family residential development up to 67.8 inches where 48 inches is the standard per Chapter 30.32 (a 277% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.9
- Number of Lots: 24
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 18,513/28,617 (gross)/18,417/28,617 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 3,880 to 5,635

Site Plans

The plans depict a proposed single family residential development consisting of 24 lots on 13.9 acres for a density of 1.7 dwelling units per acre. All proposed lots within the subdivision will front on and access existing local streets. The plans also depict that the finished grade of the site will be increased up to 67.6 inches along a portion of the development. The gross area for 12 of the lots will be less than 20,000 square feet and the net area for all of the lots will be 18,417 square feet or greater. There will be 2 flag shaped lots with access to Jerlyn Street, 3 flag shaped lots with access to Pioneer Avenue, and 1 flag shaped lot with access to Ford Avenue. The retaining walls for the interior of the subdivision will be 4 feet high.

Elevations

The plans depict 2 single story models up to 18 feet high. Each model will have multiple options with fenestration on windows and doors and other enhanced features with traditional architecture found in the desert southwest.

Floor Plans

The models range in size from 3,880 square feet to 5,635 square feet with options that include multiple bedrooms, 2 to 4 car garages, and options for bonus rooms, game rooms, and other options.

Applicant's Justification

The applicant indicates that the proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. Public Streets are requested so no HOA will be required; however, if they were private streets the property lines would be the center line of the street and the gross lot size would comply with Code. The additional fill is required to meet the drainage criteria.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay District	Approved by BCC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
TM-18-500229	A tentative map consisting of 24 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

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.

Although this request is to subdivide the site into residential lots that are consistent with the surrounding development, the proposed residential development can be redesigned to meet the minimum gross and net lot sizes required for the zoning district. The reduction to the gross lot size requirements is a self-imposed burden; therefore, staff cannot support this request.

Design Review #1

Staff finds that the design of the elevations of the proposed residences with the variety in height, roof pitch, and pop-outs/enclosures complies with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. The varying roof slopes and architectural features for the residential models will create an aesthetically pleasing design with the development. However, the design of the subdivision is contingent upon approval of the waivers of development standards and the other design reviews. Since staff cannot support the reductions in lot area, staff cannot support the design review 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 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:

- 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;
- Right-of-way dedication to include 30 feet for Jerlyn Street, 30 feet for Ford Avenue, 30 feet for Torino Avenue, 30 to 60 feet for Pioneer Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0733-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THM ENTERPRISES, INC.

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

02/06/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

TENAYA WY/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-1004-TOUCHSTONE HOMESTEAD, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 3) reduce the street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) increase finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-201-038

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce gross lot area to 18,000 square feet where a minimum gross lot area of 20,000 square feet is required per Table 30.40-1 (a 10% reduction).
2.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Tenaya Way where required per Chapter 30.52.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Wigwam Avenue where required per Chapter 30.52.
 - c. Waive off-site improvements (streetlights) along proposed public streets where required per Chapter 30.52.
3. Reduce a street intersection off-set to 124 feet where a minimum of 125 feet is required per Chapter 30.52 (a 0.8% reduction).

DESIGN REVIEWS

1. A proposed single family residential development.
2. Allow streets terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Chapter 30.56.
3. Increase the finished grade for a single family residential development up to 36 inches where 18 inches is the standard per Chapter 30.32 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 18,000/20,291 (gross)/16,680/18,511 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 3,880 to 5,635

Site Plans

The plans depict a proposed single family residential development consisting of 8 lots on 5 acres for a density of 1.6 dwelling units per acre. All proposed lots within the subdivision will be served by two, 48 foot wide public streets, with access from Tenaya Way, terminating in a hammerhead design. The plans also depict that the finished grade of the site will be increased to 36 inches along a portion of the development. The gross area for 7 of the lots will be less than 20,000 square feet and the net area for 7 of the lots will be 18,000 feet or greater. One of the lots adjacent to Tenaya Way will have a net area of 16,680 square feet which is allowed adjacent to a collector/arterial street.

Landscaping

Trees are provided along Tenaya Way, Wigwam Avenue, and Camero Avenue in accordance with Figures 30.64-5 and 30.64-6.

Elevations

The plans depict 2 single story models up to 18 feet high. Each model will have multiple options with fenestration on windows and doors and other enhanced features with traditional architecture found in the desert southwest.

Floor Plans

The models range in size from 3,880 square feet to 5,635 square feet with options that include multiple bedrooms, 2 to 4 car garages, and options for bonus rooms, game rooms, and other options.

Applicant's Justification

The applicant indicates that the proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. Public Streets are requested so no HOA will be required; however, if they were private streets the property lines would be the center line of the street and the gross lot size would comply with Code. The additional fill is required to meet the drainage criteria.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0277-07	Vacated patent easements	Approved by PC	April 2007
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay District	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

Related Applications

Application Number	Request
TM-18-500233	A tentative map consisting of 8 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****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

Although this request is to subdivide the site into residential lots that are consistent with the surrounding development consisting of similar 4 lot cul-de-sacs, the proposed residential development can be redesigned to meet the minimum gross and net lot sizes required for the zoning district. The reduction to the gross lot size requirements is a self-imposed burden; therefore, staff cannot support this request.

Design Review #1

Staff finds that the design of the elevations of the proposed residences with the variety in height, roof pitch, and pop-outs/enclosures complies with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. The varying roof slopes and architectural features for the residential models will create an aesthetically pleasing design with the development. However, the design of the subdivision is contingent upon approval of the waivers of development standards and the other design reviews. Since staff cannot support the reductions in lot area and the hammerhead street design, staff cannot support the design review request.

Design Review #2

There has been a recent revision to Title 30 to restrict the use of the hammerhead design for the termination of streets with a radius cul-de-sac as the preferred design. Staff finds that since the development and adjacent lots are of sufficient area, with no known encumbrances or constraints, the County preferred design of a radius cul-de-sac could and should be accommodated. As with previous requests, staff is concerned that once designed with the building placement and driveway locations, the functional circulation will be impacted with cars that may be parked on the street. Staff finds the applicant has not provided a sufficient justification to allow the hammerhead design; and therefore, cannot support the request.

Public Works - Development Review

Waiver of Development Standards #2a & #2b

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

Waiver of Development Standards #2c

Since the applicant is proposing public internal streets, compliance with all Public Works' standards is expected. Streetlights are required to be provided on all public streets, unless non-urban standards apply. Staff cannot support this request, but if it is approved then streetlight conduit, pull boxes, and stub poles should be installed.

Waiver of Development Standards #3

Staff finds that while the reduction in the street intersection is very minor, the applicant should be able to shift lot lines slightly to be able to meet the minimum standards.

Design Review #3

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 design review #3; and denial of the waivers of development standards and design reviews #1 and #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:

- 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;
- Right-of-way dedication to include the spandrel at the intersection of Wigwam Avenue and Tenaya Way with the correct radius per Uniform Standard Drawing 201;
- Applicant shall install streetlight stubs and conduit as approved by Public Works - Development Review Division;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that easements may exist that will interfere with the proposed development; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0386-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TOUCHSTONE HOMESTEAD, LLC

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

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02/06/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

CIMARRON RD/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-1007-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 3) reduce the street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) increase finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Cimarron Road and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-16-201-032

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce gross lot area to 18,570 square feet where a minimum gross lot area of 20,000 square feet is required per Table 30.40-1 (a 10% reduction).
2.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Cimarron Road where required per Chapter 30.52.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Wigwam Avenue where required per Chapter 30.52.
 - c. Waive off-site improvements (streetlights) along proposed public streets where required per Chapter 30.52.
3. Reduce a street intersection off-set to 122 feet where a minimum of 125 feet is required per Chapter 30.52 (a 2.4% reduction).

DESIGN REVIEWS

1. A proposed single family residential development.
2. Allow streets terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Chapter 30.56.
3. Increase the finished grade for a single family residential development to 37.8 inches where 18 inches is the standard per Chapter 30.32 (a 110% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8220 W. Wigwam Avenue
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 18,570/19,533 (gross)/18,249/19,277 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 3,880 to 5,635

Site Plans

The plans depict a proposed single family residential development consisting of 8 lots on 5 acres for a density of 1.6 dwelling units per acre. All proposed lots within the subdivision will be served by two 48 foot wide public streets with access from Cimarron Road, terminating in a hammerhead design. The plans also depict that the finished grade of the site will be increased to 37.8 inches along a portion of the development. The gross area for all of the lots will be less than 20,000 square feet and the net area for all of the lots will be 18,249 feet or greater.

Landscaping

Trees are provided along Cimarron Road, Wigwam Avenue, and Camero Avenue in accordance with Figures 30.64-5 and 30.64-6.

Elevations

The plans depict 2 single story models up to 18 feet high. Each model will have multiple options with fenestration on windows and doors and other enhanced features with traditional architecture found in the desert southwest.

Floor Plans

The models range in size from 3,880 square feet to 5,635 square feet with options that include multiple bedrooms, 2 to 4 car garages, and options for bonus rooms and game rooms.

Applicant's Justification

The applicant indicates that the proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. Public Streets are requested so no HOA will be required; however, if they were private streets, the property lines would be to the center line of the street and the gross lot size would comply with Code. The additional fill is required to meet the drainage criteria.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay District	Approved by BCC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
TM-18-500234	A tentative map consisting of 8 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****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

Although this request is to subdivide the site into residential lots that are consistent with the surrounding development consisting of similar 4 lot cul-de-sacs, the proposed residential development can be redesigned to meet the minimum gross and net lot sizes required for the zoning district. The reduction to the gross lot size requirements is a self-imposed burden; therefore, staff cannot support this request.

Design Review #1

Staff finds that the design of the elevations of the proposed residences with the variety in height, roof pitch, and pop-outs/enclosures complies with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. The varying roof slopes and architectural features for the residential models will create an aesthetically pleasing design with the development. However, the design of the subdivision is contingent upon approval of the waivers of development standards and the other design reviews. Staff cannot support the reductions in lot area and the hammerhead street design, therefore, staff cannot support the design review request.

Design Review #2

There has been a recent revision to Title 30 to restrict the use of the hammerhead design for the termination of streets with a radius cul-de-sac as the preferred design. Staff finds that since the development and adjacent lots are of sufficient area, with no known encumbrances or constraints, the County preferred design of a radius cul-de-sac could and should be accommodated. As with previous requests, staff is concerned that once designed with the building placement and driveway locations, the functional circulation will be impacted with cars that may be parked on the street. Staff finds the applicant has not provided a sufficient justification to allow the hammerhead design; and therefore, cannot support the request.

Public Works - Development Review

Waiver of Development Standards #2a & #2b

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

Waiver of Development Standards #2c

Since the applicant is proposing public internal streets, compliance with all Public Works' standards is expected. Streetlights are required to be provided on all public streets, unless non-urban standards apply. Staff cannot support this request, but if it is approved then streetlight conduit, pull boxes, and stub poles should be installed.

Waiver of Development Standards #3

Staff finds that while the reduction in the street intersection is very minor, the applicant should be able to shift lot lines slightly to be able to meet the minimum standards.

Design Review #3

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 design review #3; and denial of the waivers of development standards and design reviews #1 and #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:

- 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;
- Right-of-way dedication to include the spandrel at the intersection of Wigwam Avenue and Cimarron Road with the correct radius per Uniform Standard Drawing 201;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that easements may exist that will interfere with the proposed development, and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on this property; to connect to municipal sewer and remove or abandon the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed or abandoned.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0658-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: THM ENTERPRISES, INC.
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118

DRAFT

02/19/19 PC AGENDA SHEET

SCHOOL ADDITION
(TITLE 30)

ELDORADO LN/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0002-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEW for a classroom building addition to an existing elementary school (Tony Alamo) on a portion of 11.1 acres in a P-F (Public Facility) Zone.

Generally located on the north side of Eldorado Lane, 350 feet east of Torrey Pines Drive within Enterprise. MN/dg/ma (For possible action)

RELATED INFORMATION:

APN:

176-11-501-011; 176-11-501-018 ptn

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 7455 El Camino Road
- Site Acreage: 11.1 (portion)
- Project Type: Classroom building addition
- Number of Stories: 2
- Building Height (feet): up to 35
- Square Feet: 30,156 (18 classrooms)
- Parking Required/Provided: 86/105

Site Plans

The plans depict an existing elementary school (Tony Alamo) with site access points along Mardon Avenue, El Camino Road, and Eldorado Lane. The proposed 18 classroom addition is a separate building located directly west of the existing school building on what is currently a turf/grass area. The new building has the following setbacks: 1) 311 feet from the Mardon Avenue; 2) 42 feet from the existing school building; 3) 109 feet from Eldorado Lane; and 4) 85 feet from the west property line. The new building will have a 10 foot wide concrete walkway along the entire footprint. No other changes are proposed or required to the existing site design.

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Landscaping

The plans depict new shrubs along the west portion of the new building footprint. No other changes are proposed or required.

Elevations

The plans depict a new 2 story, 35 foot high classroom building that will architecturally match the existing school and consists of split face block with various design and color patterns, window frames, and steel canopies.

Floor Plans

The plans depict 18 classrooms distributed over 2 floors.

Applicant's Justification

The applicant indicates the building is designed to provide equitable classroom space and will not increase student enrollment at the school. The building design and construction will enhance the ability to accommodate the capacity enrollment and meet the needs of existing and future residents in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0314-01	Reclassified to P-F zoning for an elementary school	Approved by BCC	May 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review

The proposed building addition is compatible with the existing school and not anticipated to negatively impact the surrounding neighborhood and community. This proposal is intended to upgrade portions of the existing facility, meets all the Title 30 requirements, and compatible with all existing structures on this site.

The land use plan designates this site as suitable for a P-F use. The improvements are compliant with all applicable goals and policies related to Public Facilities. Therefore, staff finds the

request, with the design characteristics and other features, is appropriate. Staff finds the proposed classroom addition is a much needed improvement in the area.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.

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: CLARK COUNTY SCHOOL DISTRICT

**CONTACT: DIANA SALAZAR, CLARK COUNTY SCHOOL DISTRICT REAL
PROPERTY MANAGEMENT, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV
89074**

DRAFT

02/19/19 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

GOMER RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-18-1026-FORT APACHE HOMES INC., ET AL:

ZONE CHANGE to reclassify 7.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) alternative residential driveway geometrics.

DESIGN REVIEWS for the following: 1) a single family residential development; 2) a preliminary grading plan in conjunction with a hillside development; 3) alternative development standards; and 4) increase finish grade for a proposed single family residential development.

Generally located on the south side of Gomer Road (alignment), 300 feet east of Buffalo Drive within Enterprise (description on file). JJ/dg/ja (For possible action)

RELATED INFORMATION:

APN:

176-27-101-002 through 176-27-101-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of block walls to a maximum height of 22 feet (6 foot high screen with a 16 foot high retaining) where a maximum wall height of 9 feet retaining with a minimum 6 foot horizontal off-set with a 6 foot high decorative fence is allowed within hillside development per Chapter 30.64.
2. Reduce the separation between a residential driveway to the back of curb radius of street intersection to 3 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 75% reduction).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. A preliminary grading plan for a single family residential development within a hillside area.
3. Reduce a portion of the front setback to 15 feet where a minimum of 20 feet is required per Chapter 30.40 for hillside developments (a 25% reduction).
4. Increase finish grade up to 192 inches (16 feet) where 18 inches (1.5 feet) is the standard per Chapter 30.32 (a 967% increase).

LAND USE PLAN:

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

01

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.5
- Number of Lots/Units: 41
- Density (du/ac): 5.6
- Minimum/Maximum Lot Size (square feet): 3,325/7,710 (net and gross the same)
- Project Type: Single family residential development
- Number of Stories: 1 and 2
- Building Height (feet): Up to 27
- Square Feet: 1,157 to 2,469

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting in December 2018, as required by the nonconforming zoning amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 10 participants present with discussion on several issues regarding the proposed development. The following is an overview of the issues and concerns: 1) lot size; 2) home size and price points; 3) traffic; and 3) contribution to the Mountain's Edge Master Plan Home Owners Association. The applicant has fulfilled all provisions of Title 30 regarding pre-submittal and submittal of a nonconforming zone boundary amendment.

Site Plans

The plans depict a proposed single family residential development that is directly south of Exploration Peak Park which is the Gomer Road alignment and consists of 41 lots on 7.5 acres for a density of 5.6 dwelling units per acre. The site is not a part of the Mountain's Edge planned community but is surrounded on the north, west, and southwest with developments that are part of the planned community. All lots will have access to a 43 foot wide private street network with a sidewalk on 1 side of the street. The lots along the southern boundary of the development are a minimum of 7,500 square feet. The development will have 1 access point through a portion of Gomer Road that is proposed to be dedicated.

The east portion of the site is located within a hillside area (slopes greater than 12% and 25%). A preliminary grading plan indicates that the hillside area with slopes greater than 12% will not be disturbed and remain as a natural element for the community. The increased finished grade and increased wall heights will generally occur along the east and southeast portions of the overall site.

The reduction in front setback will apply to 6 lots that are located at the end of each stub street and will be for a portion of livable space. A 20 foot garage setback is provided. The request to reduce the separation between the driveway and back of curb radius of a street intersection will apply to 1 lot at the main entrance adjacent to Gomer Road.

Landscaping & Buffering

The plans depict 5 foot wide landscape areas at the main entrance to the development from Gomer Road and alongside street areas for internal corner lots. The proposed increased block wall heights up to 22 feet will be a continuous surface plane with no off-set or terraced design along the south and southeast portions of the development site.

Elevations

The plans show 5, one and 2 story, up to 27 feet high, single family detached residential models. Two models are single story and 3 models are 2 story. Each model has potential variations including covered porches, building pop-outs, etc. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans

The plans depict homes ranging in size from 1,157 to 2,469 square feet (livable area) with options which may further increase the area of each model. All models will have 2 car garages (front loaded).

Applicant's Justification

The applicant indicates that the current request is appropriate and compatible with the majority of the developed and planned parcels in the area. Buffer lots are provided along the south parcel line to be more in line with the existing residential lots to the south and higher density, smaller lot products to the north adjacent to the existing park. The proposed development will be a good transition from the park to the developments to the south.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Exploration Peak Park
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac) & Major Development Project	R-E (RNP-I) & R-D	Undeveloped & single family residential development
West	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped & communication towers

Related Applications

Application Number	Request
VS-18-1025	A vacation of easements is a companion item on this agenda.
TM-18-500242	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

Staff finds that there are no changes or trends, subsequent to the adoption of the 2014 Enterprise Land Use Plan or every major update since 1992, that make this amendment either appropriate or justified. No unique conditions or circumstances have occurred in the immediate area or on this property since the adoption of the Land Use Plan in 2014 to make this request appropriate. The immediate area within Sections 22 and 27 has seen the development of land uses in accordance with the adopted plan. Therefore, there has been substantial reliance on the land use pattern that was considered and adopted as part of the participatory planning process of a major land use plan update.

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

Parcels to the east and south are zoned R-E (RNP-1) and planned as RNP with an existing developed residential subdivision zoned R-D immediately to the southwest with lot sizes ranging from 9,200 square feet to 13,000 square feet. Immediately to the north is Exploration Peak Park and 300 feet west is Buffalo Drive. During the 2014 Enterprise Land Use Plan Update process, there was a request to change the land use category designation for the 7.5 acres from RNP to Residential Low (up to 3.5 du/ac). The request was found to be incompatible by the Town Advisory Board but subsequently approved by the Planning Commission and Board of County Commissioners. Therefore, the area land use plan was formally changed to Residential Low with a maximum density of 3.5 dwelling units per acre. The designation and future R-D zoning was consistent with planned and existing land uses on the east side of Buffalo Drive between Mountains Edge Parkway and Blue Diamond Road since there is currently no R-2 zoning within the respective quadrants of Sections 22 and 27 east of Buffalo Drive.

The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. It has always been an adopted and accepted policy that any transitional land use and transitional density occurs on the perimeter, outside of an RNP and not within, unless adopted through a major land use update. The proper mechanism was used in 2014 to request a change in land use designation with the change functioning as the accepted transitional land use and density. Approval of this project will allow more dense zoning through a piecemeal request and will not be cohesive or functionally integrated with any adjacent parcels to the north, east, south, and west of this site.

Therefore, staff finds the proposed project is not compatible with the density of the existing and planned land uses in the surrounding area.

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

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development. Sufficient public services may not exist in the immediate area and because the site is in the Public Facilities Needs Assessment (PFNA) area, a standard development agreement will be necessary prior to issuance of any building permits to mitigate any short falls in needed public facilities.

Based on information received from the Clark County School District, the middle and high schools located within the corresponding school zone are over-capacity for the 2018-2019 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situation.

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

Staff finds that this request does not comply with Land Use Goal 1 of the Comprehensive Master Plan which encourages, in part, the implementation of a comprehensive land use plan by promoting development that is compatible with adjacent land uses, and that is well integrated with appropriate services and facilities. Urban Specific Policy 10 encourages, in part, site designs that are compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. Staff finds the intrusion of a medium density compact residential zoning district may adversely change the character of the planned area where undeveloped land exists. Therefore, the request does not conform to the policies in the Comprehensive Master Plan for development in this area and is also in conflict with Urban Specific Policy 8 which discourages nonconforming zone changes.

If this project site is appropriate for medium density compact residential zoning as is asserted by the applicant, such a transition or designation should be done through a comprehensive plan amendment or major update rather than a piecemeal approach of a nonconforming zone boundary amendment. An annual plan amendment or major update, with corresponding outreach program and comprehensive analysis, is a more sound and predictable method by which staff, the applicant, residents, and the Board of County Commissioners may assess whether this area is appropriate for more dense residential development.

Summary

Zone Change

During the 2014 Enterprise Land Use Plan Update process, there was a request to change the land use category designation for the 7.5 acres from RNP to Residential Low (up to 3.5 du/ac). Therefore, the area land use plan was formally changed to Residential Low with a maximum density of 3.5 dwelling units per acre. The designation and future R-D zoning was consistent with planned and existing land uses on the east side of Buffalo Drive between Mountains Edge Parkway and Blue Diamond Road since there is currently no R-2 zoning within the respective quadrants of Sections 22 and 27 east of Buffalo Drive. Approval of this nonconforming request will do the following: 1) allow an applicant to circumvent the major land use update process; 2) allow more dense zoning to intrude into an RNP transitional area, and 3) will not be cohesive or functionally integrated with any adjacent parcels to the north and east of this site. No unique conditions or circumstances have occurred in the immediate area since the adoption of the Enterprise Land Use Plan update in 2014 to make this request appropriate.

The issue of increasing density through nonconforming zone changes and not part of a comprehensive area wide land use plan amendment or update could have adverse impacts on the immediate area. Unexpected land use patterns may have significant impacts on public facilities such as schools and traffic and may lead to dramatic changes in existing neighborhoods. Staff finds a more prudent approach to consider this proposed density would be through a holistic and comprehensive land use plan amendment or major land use plan update as was done in 2014. A plan amendment or major plan update allows for more public review of the proposed land use density and pattern and ensures a predictable consideration of the project with corresponding impacts and a cohesive and uniform land use pattern in the surrounding area.

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 site design, home designs, and development parameters, such as wall height, are established and dependent on consideration of the companion zoning request, thereby requiring contingent consideration of this portion of the request. Since staff is not supporting the requested density with corresponding site design and lot sizes, staff cannot support the waiver to increase wall height since this portion of the request cannot function independent of the requested zoning district. Additionally, staff would not support a request for 22 foot high block walls with a continuous surface plane with no off-set or terraced design along the south and southeast portions of the development site where it would be visible from nearby existing residential developments.

Design Reviews #1, #2, and #3

The site design, home designs, and development parameters, such as reduced setbacks, are established and dependent on consideration of the companion zoning request, thereby requiring contingent consideration of this portion of the request. Since staff is not supporting the requested density with corresponding site design and lot sizes, staff cannot support the design reviews since this portion of the request cannot function independent of the requested zoning district. Staff finds the applicant has not established that the plans satisfy the following criteria for a design review: 1) the proposed development is compatible with adjacent development and development in the area; 2) the proposed development is consistent with the applicable land use plan and Title 30; 3) site access and traffic circulation do not negatively impact adjacent roadways or neighborhood traffic; 4) building elevations, design characteristics, and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 5) the project is harmonious and compatible with development in the area.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds that the requested waiver to reduce the distance from the point of tangent to the driveway for Lot 41 is excessive. The design of the street intersection will result in a blind curve for those heading from eastbound Gomer Road to southbound Avenue "A" and therefore the driveway should be designed meet the minimum standard of 12 feet from the point of tangent. As designed, it will be difficult for those entering the subdivision to see a vehicle backing out of the driveway, resulting in the potential for vehicular conflicts.

Design Review #4

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 design review #4; and denial of the zone change, waivers of development standards, and design reviews #1, #2 and #3. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;

- 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;
- Minimum lot size of 10,000 square feet along the east and south adjacent to the RNP areas;
- Design review as a public hearing for substantial changes;
- Project must meet Mountain's Edge Design Guidelines and Standards;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a design review as a public hearing is required for a final grading plan prior to building permits and subdivision mapping; substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Gomer Road and the portion of the cul-de-sac on the applicant's property;
- Provide paved legal access;
- Provide a minimum 40 foot wide private access easement on the east property line for access to APNs 176-27-101-005 and 006;
- Applicant is advised that the minimum street intersection off-set is 125 feet between the intersection of Gomer Road and Avenue "A" and between Street "A" and Avenue "A"; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals. /ja

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0004-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KB HOMES

CONTACT: THE WLB GROUP, INC., 3663 E. SUNSET RD, SUITE 204, LAS VEGAS, NV 89120

02/19/19 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

STARR AVE/FAIRFIELD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-18-1028-CFT LANDS, LLC:

ZONE CHANGE to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone for a proposed single family residential development. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height and 2) increased street length.

DESIGN REVIEW for a proposed single family residential development.

Generally located on the north side of Starr Avenue and the west side of Fairfield Avenue (alignment) within Enterprise (description on file). MN/al/ja (For possible action)

RELATED INFORMATION:

APN:

177-33-801-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit screen walls with a height of 7 feet where a maximum height of 6 feet is permitted per Section 30.64.020 (a 16.7% increase)
2. Increase street length to 1,625 feet where a maximum of 1,500 feet is permitted per Section 30.52.052 (an 8.3% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15
- Number of Lots: 75 residential/2 common element
- Density (du/ac): 5
- Minimum/Maximum Lot Size: 5,217 square feet/11,193 square feet
- Project Type: Single family residential development
- Number of Stories: 2 and 3 stories
- Building Height: 29 feet (2 story)/35 feet (3 story)
- Square Feet: 2,940 to 4,217
- Open Space Required/Provided: Zero square feet/5,371 square feet

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 15 acres from an R-E zone to an R-1 zone for a single family residential development. The applicant conducted a neighborhood meeting at the Enterprise Library on December 5, 2018 as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site and 24 of the neighbors attended the meeting. The concerns of the neighbors discussed at the meeting included drainage issues, lot sizes, home sizes and setbacks adjacent to the existing developments.

Site Plans

The plans depict a single family residential development consisting of 75 lots on 15 acres with a density of 5 dwelling units per acre. The main entrance to the development is a 52 foot wide private street that intersects with Starr Avenue and is approximately 330 feet from the eastern boundary of the site. Placid Street is dedicated to the north of the site and also to the south of Starr Avenue. The plans depict Placid Street terminating into a cul-de-sac at the northern boundary of the development. Access to the lots within the development are provided by 38 foot wide private streets with a 4 foot wide private access easement (sidewalk) located along 1 side of the street. A private street located on the northeast corner of the project will provide cross access with an approved single family residential development to the east. A 7 foot high wall is located around the perimeter of the site. There are 2 lots along the western boundary of the subdivision that are adjacent to parcels in an R-E (RNP-I) zone. These lots are 7,033 square feet and 10,530 square feet in area. To the north of this site is an existing R-E (RNP-I) area. All of the proposed lots within the development that are adjacent to this RNP-I area exceed 10,000 square feet in area and the rear property lines of the proposed lots are adjacent to the RNP-I area.

Landscaping

The plans depict a 15 foot wide landscape area consisting of trees, shrubs and groundcover and a 5 foot wide detached sidewalk along Starr Avenue. The plans indicate that this 15 foot wide landscape area will be located within a landscape easement on the lots adjacent to Starr Avenue. A minimum 6 foot wide landscape area is depicted along the side street property lines of the corner lots within the development. A 6 foot wide landscape area is depicted around the cul-de-sac at the terminus of Placid Street. There are 2 common lots within the development with a total area of 5,371 square feet. The first common lot is located along the west property line and is 6 feet wide with an area of 1,584 square feet. The second common lot is approximately 17 feet in width with an area of 3,787 square feet and has a sidewalk that connects the southern portion of the development with the northern portion. Landscaping within the common lots, along the side streets of the corner lots and adjacent to Placid Street will consist of trees, shrubs, and groundcover.

Elevations

The plans depict three, 2 story residential models and one, 3 story model. The 2 story models have a maximum height of 29 feet and the 3 story model is 35 feet in height. The 3 story model has a contemporary design with a pitched roof and concrete tile roofing material. The 2 story models are a combination of contemporary and modern designs. The 3 story models depict combinations of pitched and flat roofs. The plans depict an option for a roof top deck for the 3

story model. All the residential models have options for covered porches, building pop-outs, and window fenestrations to enhance the architecture of all building elevations.

Floor Plans

The proposed residential models are between 2,940 square feet and 4,217 square feet in area. Each residence will have a 2 car garage and options for 4 to 6 bedrooms.

Applicant's Justification

The applicant indicates that the proposed development is designed to be a suitable transition between the existing rural neighborhood to the north and the higher density residential developments to the south and east. The proposed project will blend well with the surrounding neighborhood by appropriately transitioning from a low density residential area to the north to the higher density developments to the south. The proposed increase in the wall height will provide additional privacy for the future homeowners. The proposed increase in street length is for a private street within the subdivision that will have low traffic volumes and will not have a negative impact on the community.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0055	Reclassify the site to an R-2 zone for a single family residential development	Withdrawn at BCC	June 2018
VS-18-0056	Vacation of easements and rights-of-way	Withdrawn at BCC	June 2018
TM-18-500009	Single family residential subdivision	Withdrawn at BCC	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences & undeveloped parcels
South	Residential Low (up to 3.5 du/ac) & Public Facilities	R-E & P-F	Schorr Elementary School, single family residences & undeveloped parcels
East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcels
West	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residence & undeveloped parcels

Related Applications

Application Number	Request
VS-18-1029	A vacation of easements and rights-of-way is a companion item on this agenda.
TM-18-500243	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant states that current development in the area is setting the groundwork for the infrastructure that was not in place when the land use plan was last updated. The infrastructure that has been provided plus the additional improvements that would be provided with this project change the development trends and facts for this area; therefore, the applicant indicates that the request is appropriate.

There is an approved residential development to the east of this site in an R-2 zone; however, that project is in conformance to the land use plan. This area is designated residential low to allow residential development at a maximum density of 3.5 dwelling units per acre. This was intended to provide a transition area between the existing RNP-I area to the north and the more intense development to the south and east. There are existing residential developments to the west of this site that are in an R-D zoned district. There are no existing or approved developments along the north side of Starr Avenue between the Giles Street alignment and Bermuda Road that is not in compliance with the current land use plan. Therefore, staff finds that there has not been a change in law, policies, trends or facts to support this request.

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

The land use plan designates the site residential low which would allow up to 3.5 dwelling units per acre for a total of 52 lots. The proposed development is depicting 75 lots for a density of 5 dwelling units per acre. The proposed density and intensity of the project are not compatible

with the existing R-E (RNP-I) area to the north and east of this site which allows a maximum of 2 dwelling units per acre. The RNP-I Overlay District was established to protect the existing rural community to the north and west. The residential low designation for the site is intended to provide a gradual transition between the existing rural development to the north and the more intense developments to the south. Therefore, staff finds the increase in density that is allowed by reclassifying the site to an R-1 zone is not compatible with the area.

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

There has been no indication from service providers that the approval of this request will have a substantial adverse effect on public services and facilities in this area. However, the proposed increase in density for the site would create an increase in the number of students for schools in this area and the majority of the schools within the Enterprise Planning Area are at or over capacity. The proposed development would also increase demand for parks within the Enterprise Planning Area. Per the land use plan, Clark County has a goal to have 2.5 acres of park land per 1,000 residences, which according to the land use plan equated to 353 acres of park land for the Enterprise Planning Area in 2014. According to the 2014 Enterprise Land Use Plan, the planning area had 139 acres of park land.

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

The density allowed by the R-1 zoning district does not comply with Urban Specific Policy 4 of the Comprehensive Master Plan to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. The request does not comply with Urban Specific Policy 8 of the Comprehensive Master Plan to discourage nonconforming zone changes. By not providing access to Placid Street the design of the project does not comply with Urban Specific Policy 17 of the Comprehensive Master Plan, which encourages comprehensive pedestrian, equestrian, and bicycle circulation systems that include provisions for paths in new and existing rights-of-way and/or easements. The design of the subdivision with a lot of less than 10,000 square feet in areas adjacent to an RNP-I Overlay District does not comply with Urban Specific Policy 38 of the Comprehensive Master Plan, which encourages new residential developments adjacent to existing estate residential areas to transition at appropriate densities (lot sizes of 10,000 square feet or greater) and be of similar height. Therefore, staff finds that the request does not comply with other plans, goals and policies.

Summary Zone Change

Staff finds that there has not been a change in law, policies, trends, or facts within the Enterprise Planning Area that have changed the character or condition of the area, or the circumstances surrounding the property to make this request appropriate. The density and intensity of the proposed residential development are not compatible with the existing and planned land uses in the surrounding area. There has been no indication that the project will have a substantial

adverse effect on public facilities and services. The project does not conform to applicable goals and policies of the Comprehensive Master Plan. Therefore, staff finds that the applicant has not provided a Compelling Justification for the proposed zone change and cannot support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The request is to increase the height of the proposed wall to approximately 7 feet. Similar waiver of development standards have been approved for other single family residential developments in the County. The proposed increase would likely have a minimal impact on the community. However, staff does not support the request to reclassify this site to an R-1 zone as stated above; and as stated below, staff does not support the design of the proposed subdivision. Therefore, staff cannot support the request to increase wall heights for the proposed development.

Design Review

The proposed development is located along Starr Avenue which is a collector street and the main access to the site. Placid Street is an existing right-of-way to the north of the site and no access is provided to this street. At a minimum, pedestrian access should be provided to Placid Street. The limited access to the site does not comply with Urban Specific Policy 17 of the Comprehensive Master Plan to encourage land uses that are complementary and are of similar scale and intensity to provide appropriate connectivity and not be segregated. The limited access for the development does not comply with Urban Specific Policy 31 of the Comprehensive Master Plan, which encourages residential developments to incorporate pedestrian and bicycle circulation systems that connect to schools, commercial, and recreational areas. The design of the residential models complies in part with Urban Specific Policy 43 of the Comprehensive Master Plan to promote projects that provide innovative architecture; however, the modern design of some of the proposed residential models and the 3 story residential model is inconsistent with the architecture of the existing abutting developments, which consist of older 1 and 2 story homes. Therefore, the design of the subdivision with lots between 4,416 square feet and 7,733 square feet, and the proposed 3 story homes do not comply with Urban Specific Policy 38 of the Comprehensive Master Plan; which encourages new residential developments adjacent to existing estate residential areas to transition at appropriate densities (lot sizes of 10,000 square feet or greater) and be of similar height. Staff does not support the design and layout of the proposed development. The proposed layout will not contribute to a greater sense of community and will establish another isolated neighborhood. Therefore, staff does not support the design of the proposed development.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the over-length street as long as the Fire Department approved the request.

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 continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport to meet future air traffic demand.

Staff Recommendation

Approval of waiver of development standards #2; and denial of the zone change, waiver of development standards #1 and the design review. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- A resolution of intent to complete in 4 years;
- No 3 story residential models within 100 feet of the existing RNP-I area;
- All lots adjacent to the RNP-I area to be a minimum of 10,000 square feet in area;
- Within the common lot adjacent to the RNP-I area provide landscaping per Figure 30.64-11;
- Landscape area along Starr Avenue to be located within a common lot or within an easement to the Home Owners Association for the development;
- Design review as a public hearing for significant changes to the plans.
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Starr Avenue and all portions of the cul-de-sac that are necessary to provide a complete County approved turnaround on Placid Street;

- Fire Department approval of over-length streets;
- If required by the Regional Transportation Commission, provide a 5 foot by 25 foot bus shelter pad easement behind the sidewalk on Starr Avenue at, or just west of, the Placid Street alignment;
- Prior to the approval of off-site improvement plans, the applicant shall provide a written, notarized letter from the owner of APN 177-33-801-012 approving the proposed access to his or her property;
- The applicant shall grant a perpetual access easement to the owner of APN 177-33-801-012 and his or her successors and assigns to allow unobstructed access to said parcel.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0070-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS: 1 letter

APPLICANT: AMERICAN WEST DEVELOPMENT, INC.
CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,
 SUITE 216, LAS VEGAS, NV 89118

02/19/19 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
DEVELOPMENT
(TITLE 30)

RUMRILL ST/MOUNTAINS EDGE PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-18-1030-USA:

ZONE CHANGE to reclassify 4.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; and 3) reduce the street intersection off-set.

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

Generally located on the east side of Rumrill Street, 300 feet north of Mountain's Edge Parkway within Enterprise (description on file). JJ/dg/ja (For possible action)

RELATED INFORMATION:

APN:

176-28-601-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce a portion of the front setback to 15 feet where a minimum of 20 feet is required per Chapter 30.40 (a 25% reduction).
2. Increase block wall heights to 12 feet (6 foot 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 33% increase).
3. Reduce a street intersection off-set to 111 feet where a minimum of 125 feet is required per Chapter 30.52 (an 11% reduction).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finish grade up to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Chapter 30.32 (a 300% increase).

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots/Units: 39
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,423/7,077 (net and gross the same)
- Project Type: Single family residential development
- Number of Stories: 1 and 2
- Building Height (feet): Up to 27
- Square Feet: 1,157 to 2,469

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting in December 2018, as required by the nonconforming zoning amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting with no neighbors in attendance. The applicant has fulfilled all provisions of Title 30 regarding pre-submittal and submittal of a nonconforming zone boundary amendment.

Site Plans

The plans depict a proposed single family residential development consisting of 41 lots on 4.9 acres for a density of 7.9 dwelling units per acre. The site is not a part of Mountain's Edge Planned Community but is surrounded on the north, east, and south with developments that are part of the planned community. All lots will have access to a 43 foot wide private street network with a sidewalk on 1 side of the street. The development will have 1 access point from Rumrill Street. The increased finished grade and increased wall heights will generally occur along the east and southeast portions of the overall site.

The reduction in front setback will apply to 5 lots that are located at the end of each stub street and will be for a portion of livable space (corner of front of the home). A 20 foot garage setback is provided.

Landscaping & Buffering

The plans depict a 6 foot wide street landscape area along Rumrill Street with landscape areas at the main entrance to the development, and alongside street areas for internal corner lots.

The request includes increased block wall heights throughout various parts of the development. The increased wall heights of 12 feet will be along the east and southeast portions of the development site.

Elevations

The plans show 5, one and 2 story, up to 27 feet high, single family detached residential models. Two models are single story and 3 models are 2 story. Each model has potential variations

including covered porches, building pop-outs, etc. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans

The plans depict homes ranging in size from 1,157 to 2,469 square feet (livable area) with options which may further increase the area of each model. All models will have 2 car garages (front loaded).

Applicant's Justification

The applicant indicates that the current request is appropriate and compatible with the developed and planned parcels in the area. The applicant provides justification for the waivers that are part of this request.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Major Development Project (Suburban Residential & Urban Residential)	RUD	Single family residential developments
South	Major Development Project (Suburban Residential)	R-2	Single family residential development
West	Public Facilities	P-F	Reedom Elementary School

Related Applications

Application Number	Request
TM-18-500244	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning
Zone Change**

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

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

The nonconforming zone boundary amendment process allows for identification of land use trends or changes in a particular area that may not be consistent with the planned land use

designations. The immediate area consists of a predominant land use character of existing, approved, or planned single family uses. This parcel is a remnant piece that was originally intended for a public facility use but was subsequently not utilized and recently auctioned and sold to a private landowner. No substantial or negative impacts have been associated with the approved and developing uses in the area; therefore, the circumstances surrounding this property have changed and make the request appropriate.

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

The developments to the north, east, and south are developed as cohesive single family residential developments. The proposed project is intended to be a continuation of the developed single family development in the surrounding area. Therefore, the land use and density for this application are consistent and compatible with the existing land use designations.

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

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development. Sufficient public services may not exist in the immediate area and because the site is in the Public Facilities Needs Assessment (PFNA) area, a standard development agreement will be necessary prior to issuance of any building permits to mitigate any short falls in needed public facilities.

Based on information received from the Clark County School District, the middle and high school located within the corresponding school zone are overcapacity for the 2018-2019 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situations.

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

Staff finds that this request complies with Land Use Goal 1 of the Comprehensive Master Plan which encourages, in part, the implementation of a comprehensive land use plan by promoting development that is compatible with adjacent land uses, and that is well integrated with appropriate service and facilities. Urban Specific Policy 10 encourages, in part, site designs that are compatible with adjacent land uses and off-site circulation patterns.

Summary

Zone Change

The proposed use and density are consistent with the adjacent or contiguous land uses. The plans depict a use and geographic location that are compliant with all applicable policies contained within the Comprehensive Master Plan. The intent of a balanced land use plan is to

encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. This request for a single family residential development will complement the amount of existing single family and medium density residential.

This request is being processed through the nonconforming amendment process which allows more public review of this site and ensures a predictable consideration of the project with corresponding impacts and a cohesive and uniform land use pattern in the surrounding area. The applicant has satisfied the criteria for compelling justification as required by Title 30.

Staff finds the proposed zoning is consistent and compatible with the approved land uses in the area and 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 intensity to provide appropriate connectivity.

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 reduced front setback is only for 5 lots and applies to a corner of the home. The 5 lots are constrained by the location of the driveway in relation to the end of a stub street. The streetscape along the end of the stub streets is enlivened by having a portion of the livable building area in close proximity to the street and staff finds that is an acceptable alternative to the development standard. Therefore, staff can support this request.

Waiver of Development Standards #2

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 #1

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. 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 #3

Staff finds the request to reduce the distance between intersections to be a self-imposed hardship that can be resolved with a minor redesign of the subdivision.

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.

Recommendation:

Approval of Design Review #2 and denial of waiver #3.

Staff Recommendation

Approval of the zone change, waivers of development standards #1 and #2 and the design reviews; and denial of waiver of development standards #3. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;
- 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;
- Design review as a public hearing for substantial changes;
- Project must meet Mountain's Edge Design Guidelines and Standards;
- 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.

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 Rumrill Street.
- Applicant is advised that the off-set between intersections must comply with Title 30.52.052(c); that cross fall streets are a non-standard design that must be approved with a waiver of development standards; that easements may exist on the site that may interfere with the proposed development; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0563-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: KB HOME

**CONTACT: PAUL VALENTINE, THE WLB GROUP, INC., 3663 E. SUNSET ROAD,
SUITE 204, LAS VEGAS, NV 89120**

02/19/19 PC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

SHELBOURNE AVE/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0005-USA:

ZONE CHANGE to reclassify a 10.0 acre portion of a 30.0 acre parcel from P-F (Public Facility) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) reduce separation between street intersections.

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

Generally located on the southwest corner of Shelbourne Avenue and Durango Drive within Enterprise (description on file). JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:

176-17-601-005 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping along Durango Drive where Figure 30.64-17 is required.
2.
 - a. Reduce intersection separation between Street "E" and Camero Avenue to 75 feet where 125 feet is the standard per 30.52.052 (a 40% decrease).
 - b. Reduce intersection separation between Street "B" and Shelbourne Avenue to 106 feet where 125 feet is the standard per 30.52.052 (a 15% decrease).
 - c. Reduce intersection separation between Street "A" and Street "D" to 87 feet where 125 feet is the standard per 30.52.052 (a 30% decrease).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finish grade up to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

13

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10 (portion)/30 (site)
- Number of Lots/Units: 50
- Density (du/ac): 5
- Minimum/Maximum Lot Size (square feet): 4,050/14,150
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height: Up to 27 feet 4 inches
- Square Feet: 1,742 to 2,643

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify an approximately 10 acre portion of a 30 acre parcel from P-F to R-2 zoning for a single family residential development. The applicant conducted a neighborhood meeting on December 27, 2018 as required by the nonconforming zone boundary amendment process. The meeting was held at the Windmill Library located at 7060 W. Windmill Lane. The required meeting notices were mailed to the neighboring property owners and 2 neighboring property owners attended the meeting. No items of concern were expressed at the meeting.

Site Plan

The site plan depicts a single family residential development consisting of 50 lots with a density of 5 dwelling units per acre. This site is the northeastern 10 acre portion of a 30 acre parcel that was purchased at auction from the Bureau of Land Management (BLM). Access to the northern 45 lots is provided by a 63 foot wide private street (Street "A") with a gated entrance from Shelbourne Avenue. Street "A" intersects with Street "B" within the subdivision, and the intersection off-set from Shelbourne Avenue is 106 feet where 125 feet is required. An additional reduced street intersection between Street "B" Street "D" is located 87 feet east of Street "A." The 5 remaining lots are accessed from a non-gated 42 foot wide private street (Street "E")-intersection with Durango Drive, near the southeast portion of the site. This street is off-set 75 feet from Camero Avenue, which intersects with the east side of Durango Drive. An existing drainage channel traverses the site from southwest to northeast and bifurcates the two residential sections of the subdivision. Streets within the subdivision are 42 foot wide private streets with a 4 foot wide sidewalk on 1 side of the streets.

Landscaping

Landscaping includes a 6 foot wide landscape strip with attached sidewalks along Shelbourne Avenue with Mondel Pine and Chinese Pistache trees spaced 30 feet on center. Glossy Privet trees are spaced 20 feet on center within 6 foot wide landscape strips on both sides of the private street entrance from Shelbourne Avenue. Along Durango Drive, Model Pine and Chinese Pistache trees are shown alternating on each side of a detached sidewalk. However, an approximately 150 foot long portion of the street frontage along Durango Drive is encumbered by the existing drainage channel and easement. As a result, no trees will be planted in the easement, but the area will still be enhanced with shrubs and groundcover.

Elevations

Three southwest style models are depicted for the subdivision, which include painted stucco, stone veneer accents, foam pop-outs around the windows, and pitched tile roofs. Architectural enhancements are included on all sides of the residences. The single story model is 16 feet 3 inches to the peak of the roof, while the 2 story models are 26 feet 7 inches and 27 feet 4 inches in height.

Floor Plans

The single story model is 1,742 square feet with 3 bedrooms. The 2 story models are 2,455 square feet and 2,643 square feet with up to 5 bedrooms.

Applicant's Justification

According to the applicant, the P-F zoning is no longer appropriate since the zoning was intended for drainage facilities on the parcel. A drainage channel was subsequently constructed and the site was then offered for sale at the BLM auction. The proposed residential zoning is appropriate due to the constraints imposed by the drainage channel, which makes the corner site nonconductive for a commercial use. Furthermore, the residential subdivision design and density are compatible with the surrounding neighborhood.

Waiver of development standards #1 for street landscaping along Durango Drive is due to the drainage channel and easement, which connects to Durango Drive at a skewed angle, resulting in an approximately 150 foot long area where trees are not allowed per Clark County Regional Flood Control District standards. Nevertheless, the number of trees along Durango Drive will remain the same by increasing the number of trees in the remainder of the landscape area along the street frontage.

Waiver of development standards #2a to reduce the separation between street intersections is a result of the drainage channel that traverses the property. The remnant area on the southeast side of the drainage channel can only be accessed from a street intersection with Durango Drive. However, the street separation from Camero Avenue (on the east side of Durango Drive) must be reduced to 75 feet. According to the applicant, Durango Drive street widening improvements will include a center median in Durango Drive and a southbound left turn pocket for Camero Avenue. As a result, the reduced separation between street intersections should not create any negative impacts.

Waivers of development standards #2b and #2c are necessary due to the additional street width necessary to accommodate the gate to the subdivision. Without a gate, Street "A" would be less than 50 feet in width, and the minimum 125 foot separation between intersections would not apply. However, the security gate will reduce vehicle speeds, thereby reducing any negative impacts of the reduced separation between intersections.

The design review for the subdivision is appropriate given the drainage channel and compatibility with adjacent residential uses. The design review to increase the finished grade up to 6 feet is necessary due to the topography of the site as a result of the drainage channel improvements.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0686	Vacated and abandoned easements	Approved by BCC	November 2018
ZC-0042-11	Reclassified the site from R-E to P-F zoning for an existing flood control facility and a park (trailhead)	Approved by BCC	April 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood & Major Development Project (Rhodes Ranch)	C-1 & R-2	Undeveloped & single family subdivision
South	Commercial Neighborhood & Public Facility	R-E & P-F	Undeveloped
East	Commercial Neighborhood & Office Professional	C-P, C-1, & R-2	Office buildings & single family subdivision
West	Residential Suburban (up to 8 du/ac)	R-2	Approved for a single family subdivision

This site and the surrounding parcels are located in the PFNA area.

Related Applications

Application Number	Request
VS-19-0004	A vacation and abandonment of easements of interest to Clark County is a companion item on this agenda.
TM-19-500003	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

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

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

The Public Facilities land use designation is intended for uses such as but not limited to schools, parks, flood control facilities, and public buildings. This site was designated as Public Facilities for the construction of flood control facilities. Since a drainage channel was constructed, the Public Facilities designation is no longer necessary, and as a result, the site was sold by the Bureau of Land Management (BLM) at auction for private ownership. The proposed development is consistent with R-2 single family subdivisions located to the northeast, north, and west of the site. Therefore, staff finds that there has been a trend that has changed the character of the area that makes the proposed zone change appropriate.

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

The proposed R-2 zoning would allow a maximum density of 8 dwelling units per acre, which is consistent with adjacent abutting and adjacent R-2 zoned subdivisions located to the northeast across Durango Drive, north across Shelbourne Avenue, and to the west. Also, the immediately adjacent 5 acre parcel to the west was approved for R-2 zoning with a single family subdivision in November 2018. Therefore, the density and intensity of the proposed project is compatible with existing and approved land uses in this area.

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

There has been no indication from public service providers that the project will have a substantial adverse effect on public facilities and services in the area.

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

The request conforms in part to Urban Specific Policy 4 of the Comprehensive Master Plan to preserve existing residential neighborhoods by encouraging vacant lots to develop at similar densities in the area. The project is of equal or lesser density and intensity than existing and planned land uses in the surrounding vicinity. Furthermore, the project complies with Urban Specific Policy 10 of the Comprehensive Master Plan to encourage site designs that are compatible with adjacent land uses and off-site circulation patterns. As a result, staff finds the project conforms to applicable goals and policies.

Summary Zone Change

There has been a trend that has changed the character of the area that makes the proposed zone change appropriate. In addition, the density and intensity of the proposed project are compatible with existing and planned land uses in the area and the project conforms to applicable goals and policies. Furthermore, there has been no indication from service providers that this project will have an adverse effect on public facilities and services. As a result, staff finds the applicant has provided a Compelling Justification to warrant approval of the zone change request.

Waiver of Development Standards #1

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.

Urban Specific Policy 39 in the Comprehensive Master Plan states in part that appropriate landscaping should be included in single family developments. The drainage channel and related easements that cross the site justify the request for alternative landscaping since trees cannot be provided in the easement adjacent to Durango Drive. However, the applicant will still provide the same number of trees along Durango Drive as if the easement did not encumber the site. As a result, staff can support the request.

Design Review #1

The proposed development is of equal or lessor intensity and density than the existing residential developments abutting this site and approved adjacent to this site. In addition, the architectural design of the homes is compatible with the existing residences within the area. Therefore, staff can support design review #1.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds the request for the reduced separation between the intersections appropriate in this case as the drainage channel creates unique site constraints that require a modified street network.

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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;
 - 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 reviews must commence within 4 years of approval date or they will expire.
-
- **Public Works - Development Review**
 - Drainage study and compliance;
 - Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
 - Traffic study and compliance;
 - Full off-site improvements;
 - Right-of-way dedication to include 45 feet to the back of curb for Durango Drive, 25.5 feet for Shelbourne Avenue, and associated spandrels;
 - If required by the Regional Transportation Commission (RTC), provide a 5 foot by 25 foot bus shelter pad easement behind the sidewalk on the west side of Durango Drive, just south of, or as close as practical to, Shelbourne Avenue.
 - Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

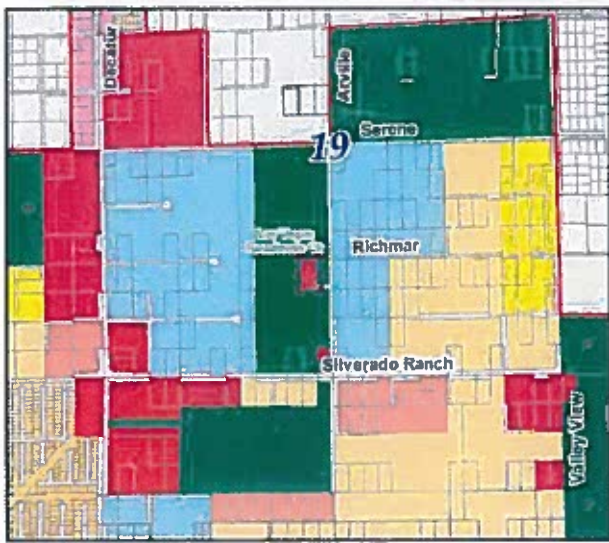
Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0457-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

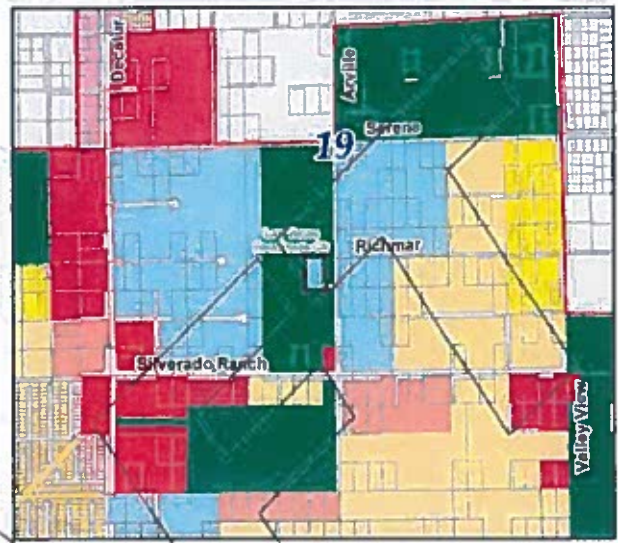
TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CENTURY COMMUNITIES OF NEVADA
CONTACT: LARRY BITTON, HORROCKS ENGINEERS, 1401 N. GREEN VALLEY
PARKWAY, SUITE 160, HENDERSON, NV 89074

DRAFT



Adopted
Commercial Neighborhood (CN)



Requested
Business and Design Research Park (BDRP)

Comprehensive Planning
Enterprise Planned Land Use
PA-18-700004

Commission District F

Clark County Planned Land Use

Open Lands	Residential High Rise Center Greater than 32 du/1 ac
Residential Rural Up to 0.5 du/1 ac	Agricultural
Residential Agricultural Up to 1 du/1 ac	Office Professional
Rural Neighborhood Preservation Up to 2 du/1 ac	Commercial Neighborhood
Rural Neighborhood Up to 2.5 du/1 ac	Commercial General
Residential Low Up to 3.5 du/1 ac	Commercial Tourist
Residential Suburban Up to 8 du/1 ac	Business and Design/ Research Park
Residential Medium Up to 3 du/1 ac to 14 du/1 ac	Industrial
Residential High Up to 8 du/1 ac to 16 du/1 ac	Heavy Industrial
Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac	Public Facilities
	Institutional
	Major Development Projects

NOTE: This map reflects parcels as they are currently configured.

This information is for display purposes only.
No liability is assumed as to the accuracy
of the data delineated hereon.

0 1,000 2,000 3,000 4,000



Feet



02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

RICHMAR AVE/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-18-700004-ITALIANO, NELSON P & CARLETTA G & SCHWARTZ, GENE L:

PLAN AMENDMENT to redesignate the existing land use category from CN (Commercial Neighborhood) to BDRP (Business and Design/Research Park) on 1.2 acres.

Generally located on the south side of Richmar Avenue (alignment), 140 feet west of Arville Street within Enterprise. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-19-404-002

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 1.2

This is a request for a Plan Amendment to the Enterprise Land Use Plan on a 1.2 acre parcel from CN to BDRP. The property is located near the southwest corner of Richmar Avenue and Arville Street, and is surrounded by the State of Nevada Army National Guard Armory.

Applicant's Justification

The applicant states that the subject property is more compatible with a land use designation of BDRP, and that light manufacturing uses are more compatible than the current commercial designation. In addition, the applicant states that the area east and west of the existing State of Nevada Army National Guard Armory site is also planned BDRP.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Public Facility	P-F	State of Nevada, Army National Guard Armory

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

Staff finds the request for BDRP is appropriate for this location. This is a privately owned parcel completely surrounded by the State of Nevada Army National Guard Armory. The requested land use is more compatible with BDRP than the existing CN land use category; therefore, staff supports this request.

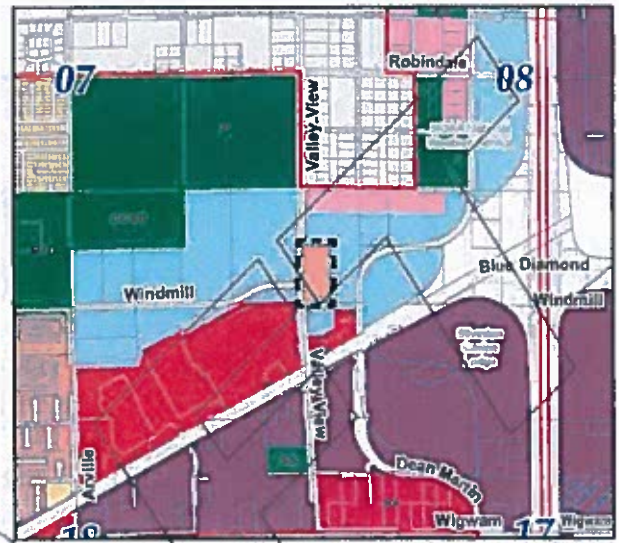
Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: JENNIFER LAZOVICH
CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



Adopted
Business and Design Research Park (BDRP)

Requested
Residential High (RH)

Comprehensive Planning
Enterprise Planned Land Use

PA-18-700005

Commission District A



NOTE: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

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Feet



02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

VALLEY VIEW BLVD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-18-700005-DIAMOND VALLEY VIEW LTD:

PLAN AMENDMENT to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RH (Residential High) on 5.0 acres.

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

RELATED INFORMATION:

APN:

177-08-401-004

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 5

This is a request for a Plan Amendment to the Enterprise Land Use Plan on a 5 acre parcel from BDRP to RH. The property is located north of Blue Diamond Road and the east side of Valley View Boulevard, and is currently undeveloped.

Applicant's Justification

The applicant states that the request for RH will not have a negative impact on surrounding BDRP uses or the existing infrastructure, and that the request complies with goals and policies encouraging multi-family developments to be located near transit stops and road networks that can accommodate higher traffic. In addition, the applicant states that the RH land use and its compatibility to existing non-residential uses in the area can be mitigated during the site plan review process.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-P	Undeveloped
South	Business and Design/Research Park	M-D	Truck Wash
East	Business and Design/Research Park	R-E, H-2	Undeveloped
West	Business and Design/Research Park	M-D	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

Staff finds that RH is not appropriate at this location. Parcels to the north, east and west of the subject parcel are deed restricted, and will develop with non-residential uses. There are uses in the area that operate 24 hours a day that are not compatible with the request for RH land use. In addition, there are distribution centers and an existing truck stop in the area that could increase the negative impacts on residential development in the area. The request does not meet Urban Specific Policy 95 of the Comprehensive Master Plan which discourages residential developments, including mixed use development in business and research park categories, therefore staff is recommending denial.

Department of Aviation

The currently planned land use designation is BDRP - Business and Design/Research Park, which permits many airport-compatible uses. Due to this fact, this Land Use Plan Amendment is incompatible with current and future noise levels present at this location. The property lies within the AE-60 (60 - 65 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel is expected to increase significantly, and the subject property lies beneath flight paths that have been used since the 1960s. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand. In addition, this parcel is surrounded by Department of Aviation (DOA) owned parcels to the north, east, and west and established commercial uses to the south. The DOA owned parcels are not eligible for current or future residential uses. Therefore, being surrounded on all four sides with existing or future non-residential uses, this application could be considered "spot zoning."

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

Preliminary Staff Conditions:

Department of Aviation

If approved:

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Clark County Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998, and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

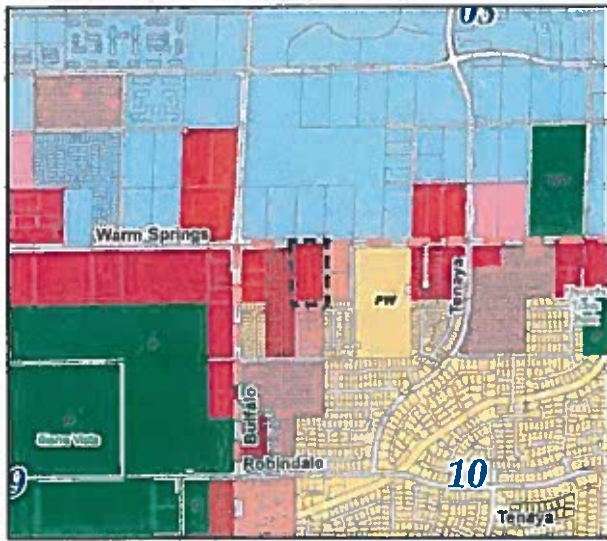
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APPROVALS:

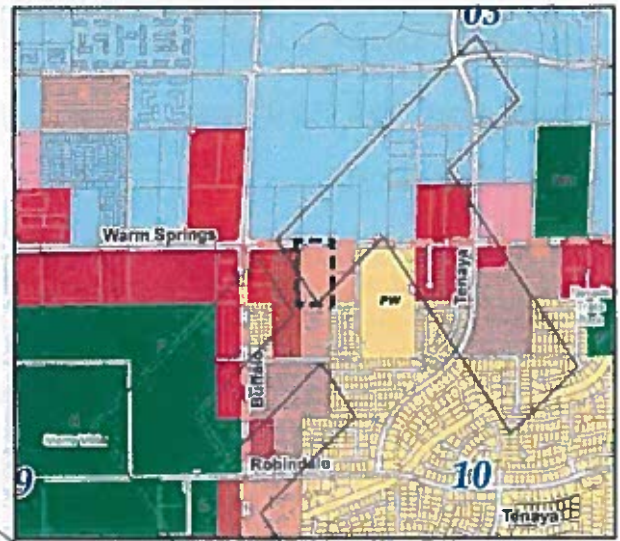
PROTEST:

APPLICANT: JENNIFER LAZOVICH

CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



Adopted
Commercial General (CG)



Requested
Residential High (RH)

Comprehensive Planning
Enterprise Planned Land Use

PA-18-700006

Commission District A

NOTE: This map reflects parcels as they are currently configured.

This information is for display purposes only.
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of the data delineated hereon.



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Feet



02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

WARM SPRINGS RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-18-700006-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

PLAN AMENDMENT to redesignate the existing land use category from CG (Commercial General) to RH (Residential High) on 5.0 acres.

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

RELATED INFORMATION:

APN:
176-10-101-003

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Commission District: A
- Site Acreage: 5

This is a request for a Plan Amendment to the Enterprise Land Use Plan on a 5 acre parcel from CG to RH. The property is located on the south side of Warm Springs Road, and east of Buffalo Drive, and is currently undeveloped.

Applicant's Justification

The applicant states that the request is consistent with existing residential development and densities in the area, and will comply with land use plan goals and policies by providing a mixture of uses within close proximity to public transit, and by providing for additional options for affordable housing.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Undeveloped
South	Residential High (up to 18 du/ac)	R-3	Multiple Family Residential
East	Residential High (up to 18 du/ac)	C-2	Undeveloped
West	Commercial General	R-2	Single Family Residential

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

Staff finds the request for RH land use is appropriate at this location. The property is located near the intersection of Warm Springs Road and Buffalo Drive, and is compatible with existing development in the area. In addition, the site is located in close proximity to public transit and employment centers in the area. The request meets Urban Specific Policy 56 of the Comprehensive Master Plan, which states development should minimize impacts on necessary public services and facilities, encourage multiple family developments to locate adjacent to a mix of other land uses including commercial, office, educational, institutional, recreational, and any other appropriate urban uses.

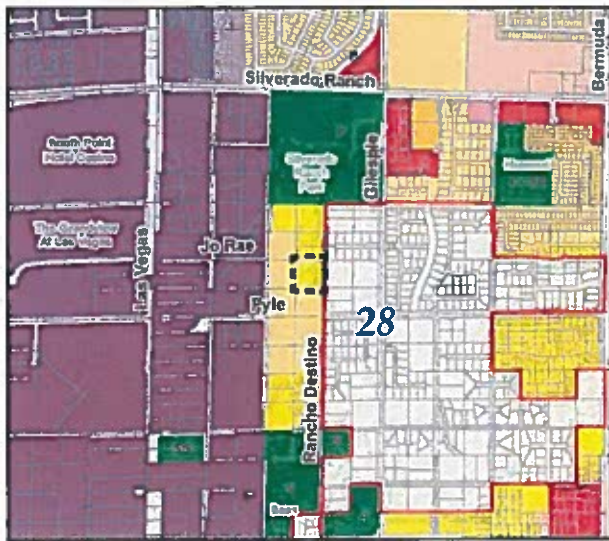
Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

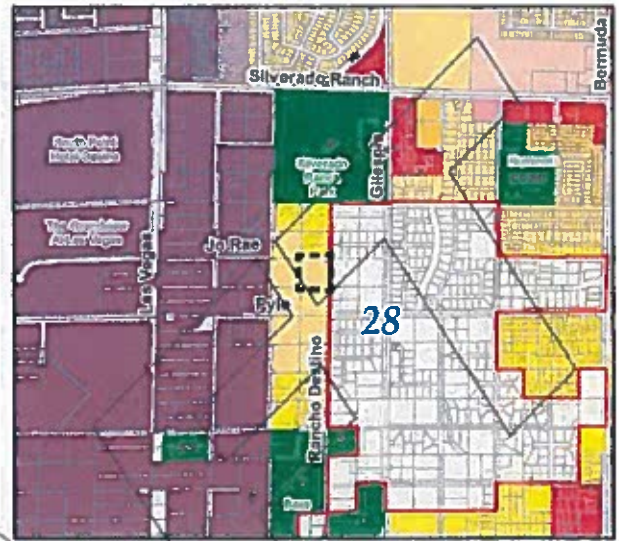
If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

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

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



Adopted
Residential Low (RL)



Requested
Residential Suburban (RS)

Comprehensive Planning Enterprise Planned Land Use

PA-18-700007

Commission District A

Clark County Planned Land Use

- | | |
|--|---|
| Open Land | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design/
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

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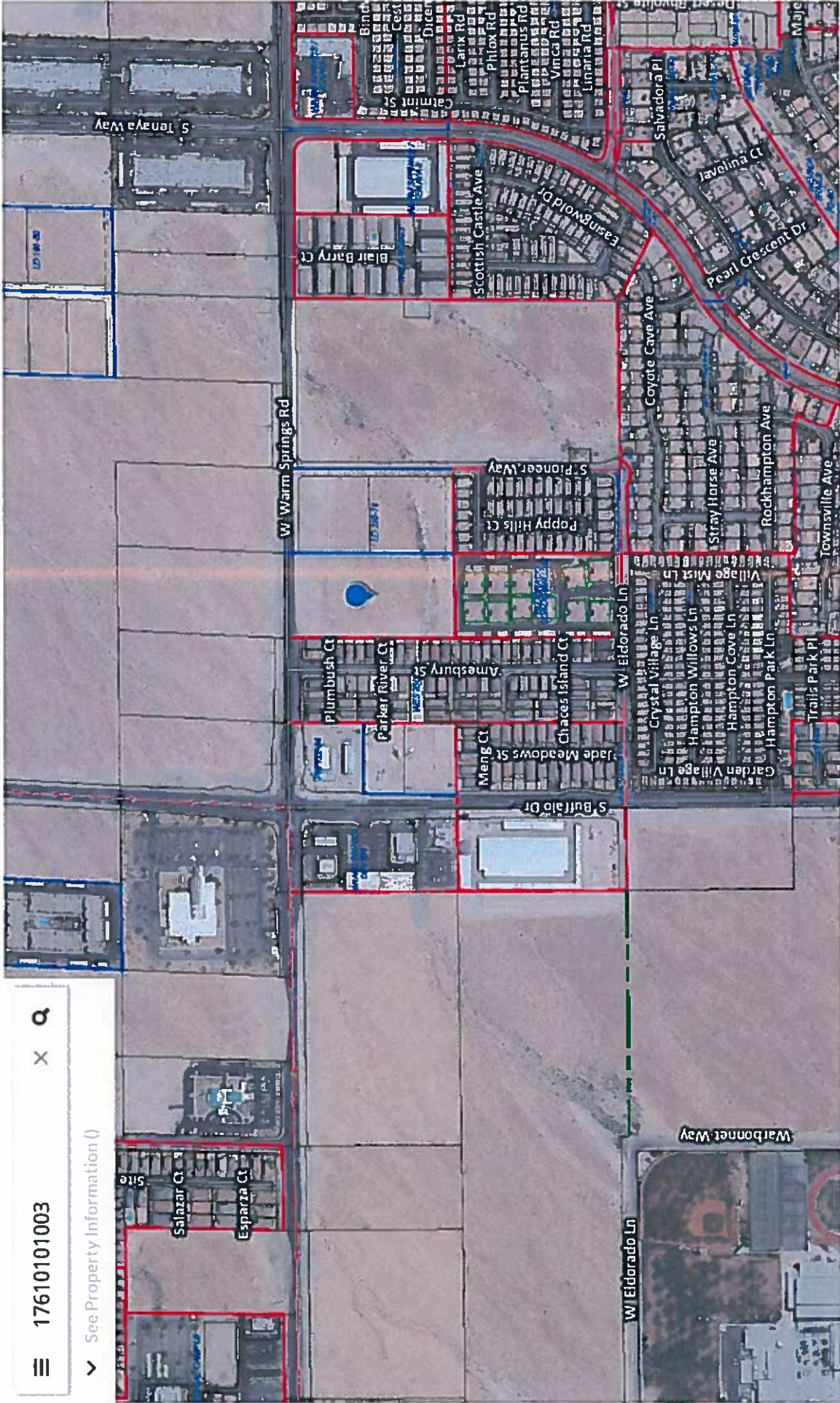


Feet

NOTE: This map reflects parcels as they are currently configured.

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17610101003

See Property Information ()

100m
400ft

17

02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

RANCHO DESTINO RD/JO RAE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-18-700007-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

PLAN AMENDMENT to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres.

Generally located on the southwest corner of Rancho Destino Road and Jo Rae Avenue (alignment) within Enterprise. MN/pd (For possible action)

RELATED INFORMATION:

APN:

177-28-201-014

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 2.5

This is a request for a Plan Amendment to the Enterprise Land Use Plan on a 2.5 acre parcel from RL to RS. The property is located on the southwest corner of Rancho Destino Road and Jo Rae Avenue, and is developed with a single family dwelling.

Applicant's Justification

The applicant states that the request for RS land use would follow the current development trends for increased density and intensity patterns in the surrounding area. In addition, the proposed request will provide for alternatives to meet a range of lifestyle choices, ages, and affordability levels.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E	Single Family Dwelling
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single Family Dwelling
West	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

Staff finds the request for RS land use is appropriate at this location. The property is located west of an existing RNP, but outside the RNP-I boundary. There are existing RS planned properties south and west of the site with R-2 zoning, and the parcel is separated from the RN properties to the east by Rancho Destino Road. The request meets Land Use Goal 7 of the Comprehensive Master Plan by providing housing alternatives to meet a range of lifestyle choices. Therefore, staff recommends approval.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

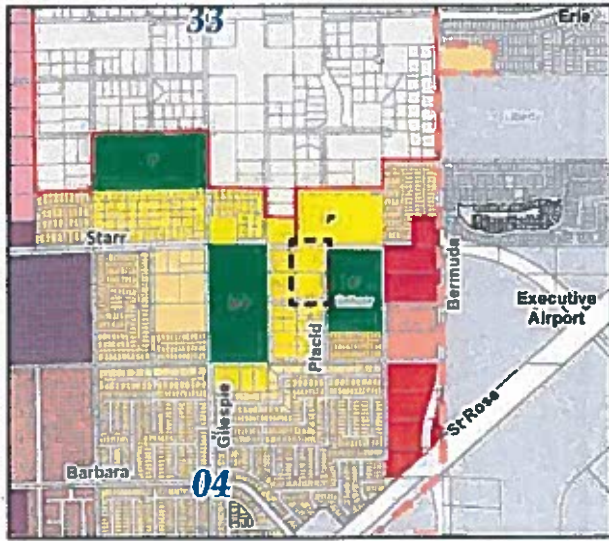
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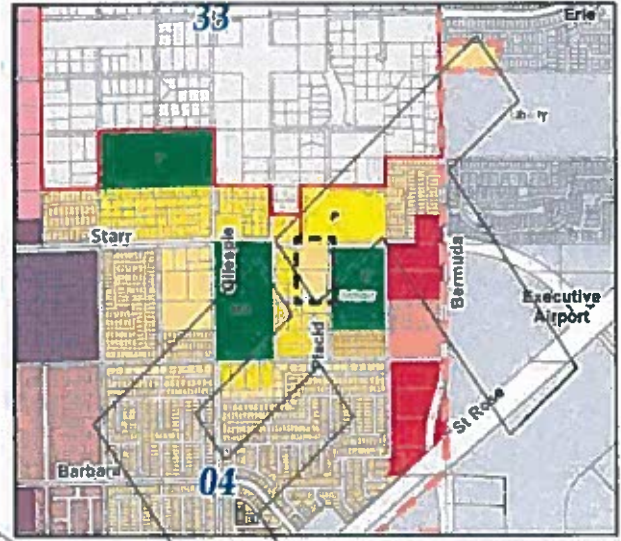
PROTEST:

APPLICANT: KHUSROW ROOHANI

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



Adopted
Residential Low (RL)



Requested
Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

PA-18-700008

Commission District A

NOTE: This map reflects parcels as they are currently configured.

This information is for display purposes only.
No liability is assumed as to the accuracy of the data delineated hereon.

Clark County Planned Land Use

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design/
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

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Feet



☰ 10045 RANCHO DESTINO X Q

▼ See Property Information ()



60m
200ft

02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

PLACID ST/STARR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-18-700008-CHO BYUNG TAE & MILLS SOON NIM:

PLAN AMENDMENT to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 4.6 acres.

Generally located on the southwest corner of Placid Street and Starr Avenue within Enterprise. MN/pd (For possible action)

RELATED INFORMATION:

APN:
191-04-501-004; 191-04-501-013

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 4.6

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 4.6 acres from RL to RS. The property is located on the southwest corner of Placid Street and Starr Avenue, and is currently undeveloped.

Applicant's Justification

The applicant states that the request is consist with existing residential development and densities in the area, and complies with land use plan goals and policies by providing a mixture of uses for additional options for affordable housing.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

81

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped
South	Residential Low (up to 3.5 du/ac)	R-D	Single Family Residential
East	Public Facility	P-F	Schorr Elementary School
West	Residential Low (up to 3.5 du.ac)	R-E	Single Family Residential

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

Staff does not support this request. If approved, the RS land use would be located in a developed low density residential area with existing lots larger than a third of an acre. In addition, the request does not comply with Land Use Goal 5 of the Comprehensive Master Plan by providing opportunities for low-density residential areas as a lifestyle choice. Staff finds that the existing RL development surrounding the subject site to be well established, and does not support increasing residential density in this area.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

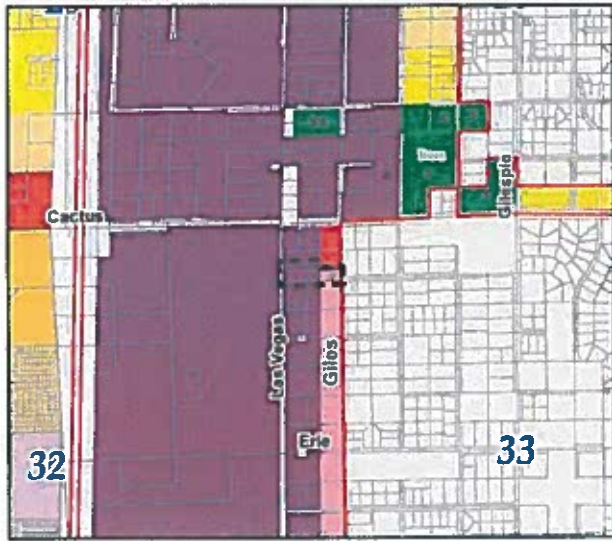
TAB/CAC:

APPROVALS:

PROTEST:

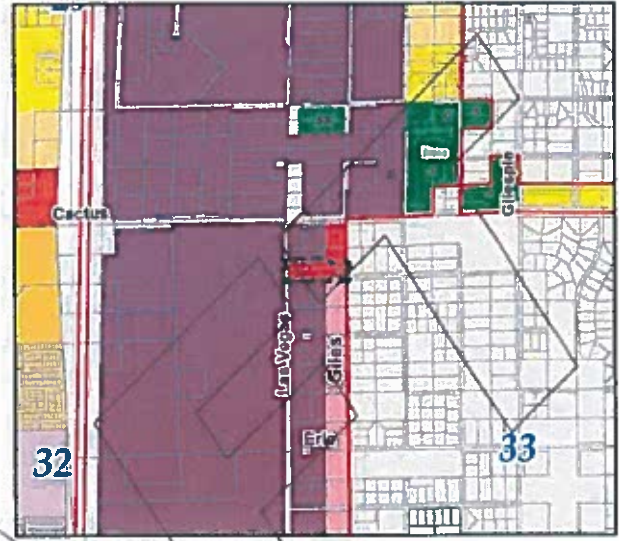
APPLICANT: KHUSROW ROOHANI

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



Adopted

Office Professional (OP)
Commercial Tourist (CT)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

PA-18-700009

Commission District A

Clark County Planned Land Use

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design/
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

NOTE: This map reflects parcels as they are currently configured.

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02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

LAS VEGAS BLVD S/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-18-700009-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

PLAN AMENDMENT to redesignate the existing land use categories from CT (Commercial Tourist) and OP (Office Professional) to CG (Commercial General) on 2.4 acres.

Generally located on the east side of Las Vegas Boulevard South, 430 feet south of Cactus Avenue within Enterprise. MN/pd (For possible action)

RELATED INFORMATION:

APN:

177-33-101-005, 177-33-101-006 ptn, 177-33-101-007 through 009

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST
ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description
General Summary

- Commission District: A
- Site Acreage: 2.4

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 2.4 acres from CT and OP to CG. The property is located adjacent to Las Vegas Boulevard South and south of Cactus Avenue, and is currently undeveloped.

Applicant's Justification

The applicant states that the request is compatible with existing development and densities in the area, and will comply with land use plan goals and policies by providing a mixture of uses within the community.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

P1

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist & Commercial General	C-2 & H-2	Convenience store (under construction)
South	Commercial Tourist & Office Professional	H-2	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single Family Residential
West	Commercial Tourist	H-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

Staff supports the request for CG land use. The property north of this site has C-2 zoning and is currently under construction. The existing CT land use category allows for a more intense development potential than the proposed CG request. Staff finds that the CG land use request would provide a better alternative than CT at this location, and have less of an impact on the developed RNP-I properties to the east. In addition, the request meets Land Use Goal 9 of the Comprehensive Master Plan, by providing for commercial development integrated in appropriate locations throughout the community.

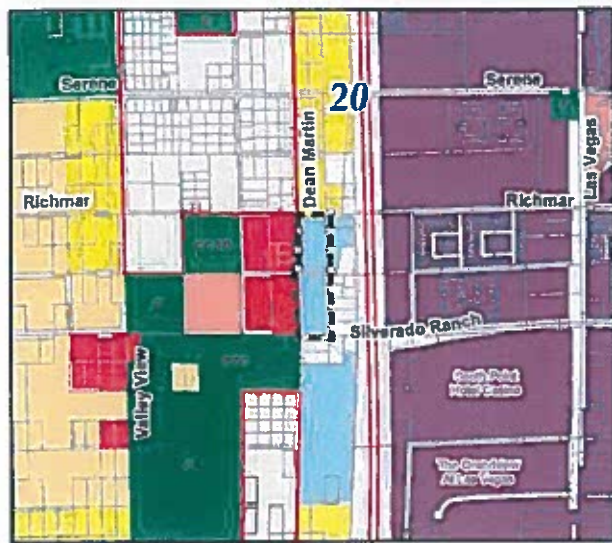
Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

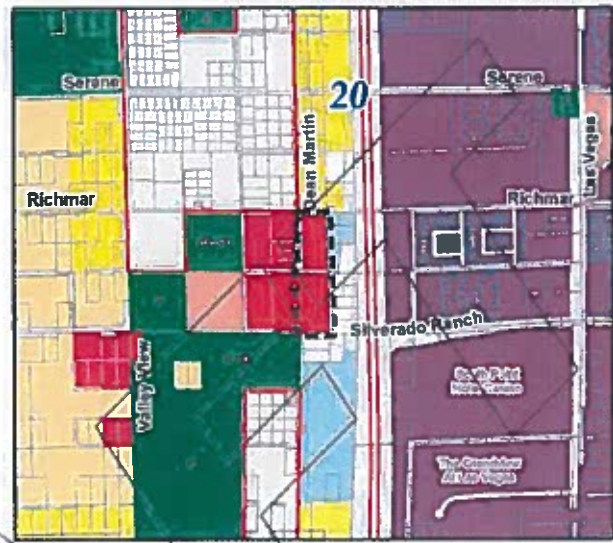
**TAB/CAC:
APPROVALS:
PROTEST:**

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



Adopted

Business and Design Research Park (BDRP)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

PA-18-700010

Commission District F

Clark County Planned Land Use

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural/Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

0 1,000 2,000 3,000 4,000



Feet

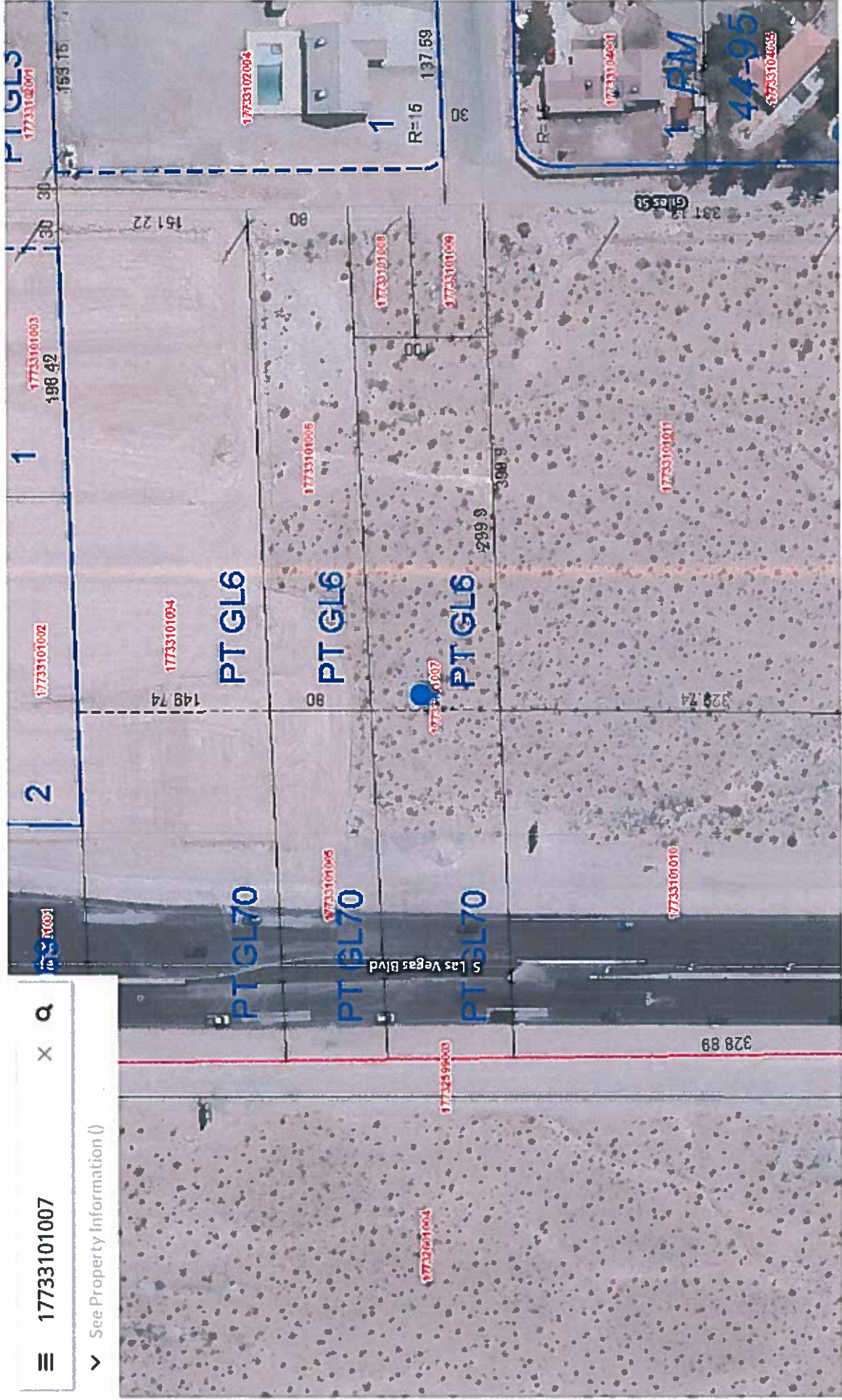
NOTE: This map reflects parcels as they are currently configured.

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of the data delineated hereon.



☰ 17733101007 X Q

▼ See Property Information ()



30m
100ft

02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

SILVERADO RANCH BLVD/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-18-700010-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

PLAN AMENDMENT to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) on 9.0 acres.

Generally located on the northeast corner of Silverado Ranch Boulevard and Dean Martin Drive within Enterprise. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-20-402-014; 177-20-403-001

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 9

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 9 acres from BDRP to CG. The property is located at the northeast corner of Silverado Ranch Boulevard and Dean Martin Drive, and is currently undeveloped.

Applicant's Justification

The applicant states that the request is compatible with existing development and densities in the area, and will comply with land use plan goals and policies by providing a mixture of uses within the community.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped
South	Business and Design/Research Park	R-E	Undeveloped
East	Interstate I-15 and Business and Design/Research Park	R-E	Right of Way and Undeveloped
West	Commercial Neighborhood and Commercial General	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

Staff finds that the current BDRP land use is more appropriate at this location than the requested CG land use. There is existing CG land use located just west of this site, on the northwest corner of Silverado Ranch Boulevard and Dean Martin Drive. Staff finds the current land use category mixture for this area provides an appropriate amount of commercial land use. In addition, there is currently low density residential located north of the subject site which may be adversely impacted by CG land use at this location.

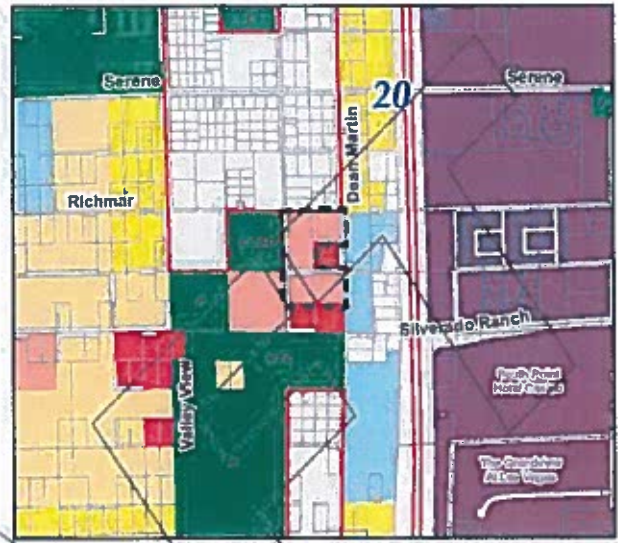
Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

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

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



Adopted

Commercial General (CG)
Commercial Neighborhood (CN)

Requested

Residential High (RH)

Comprehensive Planning

Enterprise Planned Land Use

PA-18-700011

Commission District F

Clark County Planned Land Use

- | | |
|---|--|
| Open Lands | Residential High Rise Center Greater than 32 du/1 ac |
| Residential Rural Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood Up to 2.5 du/1 ac | Commercial General |
| Residential Low Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban Up to 8 du/1 ac | Business and Design Research Park |
| Residential Medium Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

0 1,000 2,000 3,000 4,000



Feet

NOTE: This map reflects parcels as they are currently configured.

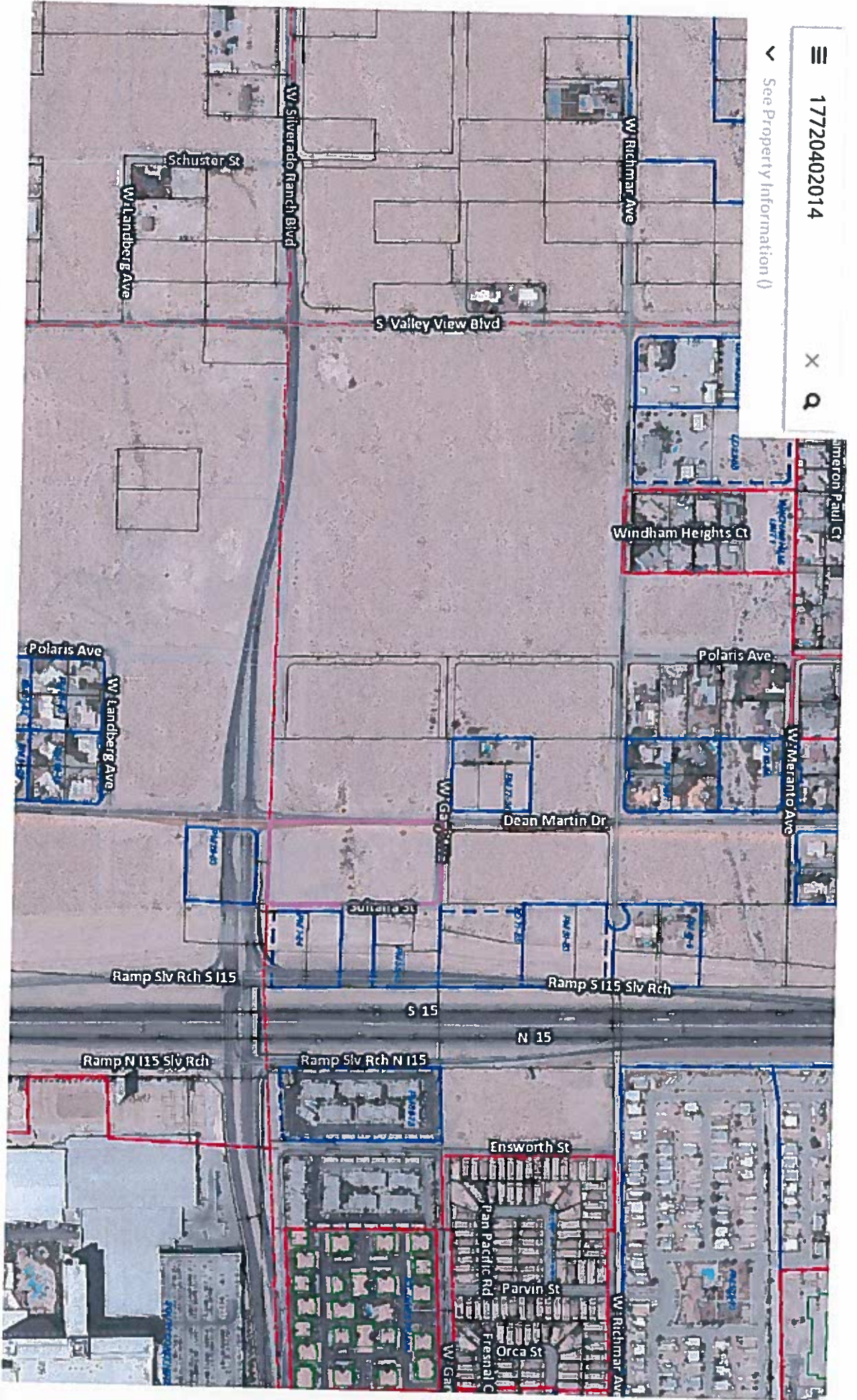
This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.



17720402014

> See Property Information ()

X Q



02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

RICHMAR AVE/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-18-700011-AYB INVESTMENTS, LLC & ABRISHAMI ENAYAT PROFIT SHR PL:

PLAN AMENDMENT to redesignate the existing land use categories from CN (Commercial Neighborhood) and CG (Commercial General) to RH (Residential High) on 12.5 acres.

Generally located on the southwest corner of Richmar Avenue and Dean Martin Drive within Enterprise. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-20-402-002; 177-20-402-011, 177-20-402-012 ptn, 177-20-402-013 ptn

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 12.5

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 12.5 acres from CN to RH. The property is located at the southwest corner of Richmar Avenue and Dean Martin Drive and is currently undeveloped.

Applicant's Justification

The applicant states that the request is compatible with existing development and densities in the area, and will comply with land use plan goals and policies by providing a mixture of uses within the community, and additional affordable housing choices.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

16

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single Family Residential
South	Commercial General	R-E	Undeveloped
East	Commercial General & Business and Design/Research Park	R-E	Undeveloped
West	Public Facility and Residential High (up to 18 du/ac)	R-E & R-E (RNP III)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

Staff does not support RH at this location. There is an existing RNP development to the north, which would be adversely impacted by the increase in density allowed in the RH category. The area currently has a 10 acre section of property west of the subject site on Silverado Ranch Boulevard that is already planned for RH. Approving this request would create an overabundance of RH in this area, and have a negative impact on the existing single family residential to the north. Therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

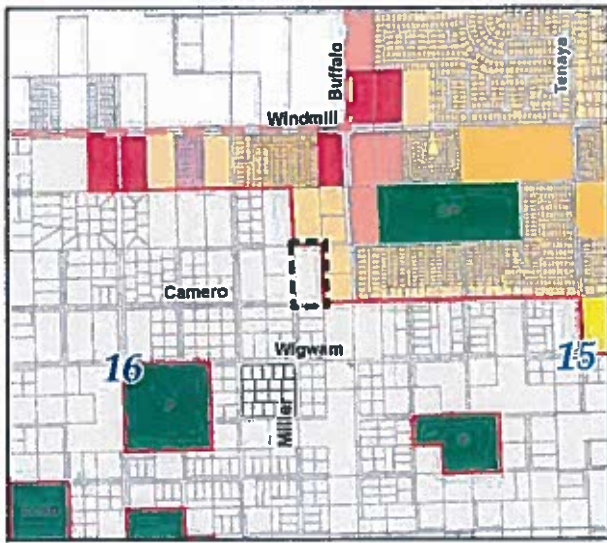
TAB/CAC:

APPROVALS:

PROTEST:

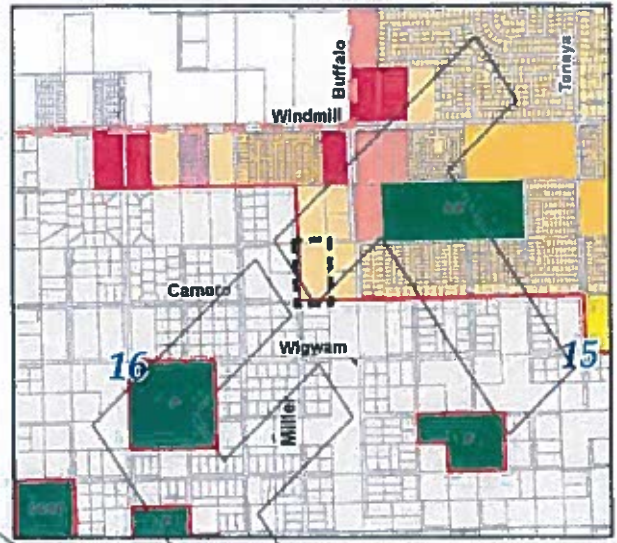
APPLICANT: KHUSROW ROOHANI

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



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

PA-18-700012

Commission District F

Clark County Planned Land Use

- | | |
|---|--|
| Open Lands | Residential High Rise Center Greater than 32 du/1 ac |
| Residential Rural Up to 4.5 du/1 ac | Agricultural |
| Residential Agricultural Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood Up to 2.5 du/1 ac | Commercial General |
| Residential Low Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban Up to 8 du/1 ac | Business and Design/ Research Park |
| Residential Medium Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

0 1,000 2,000 3,000 4,000



Feet

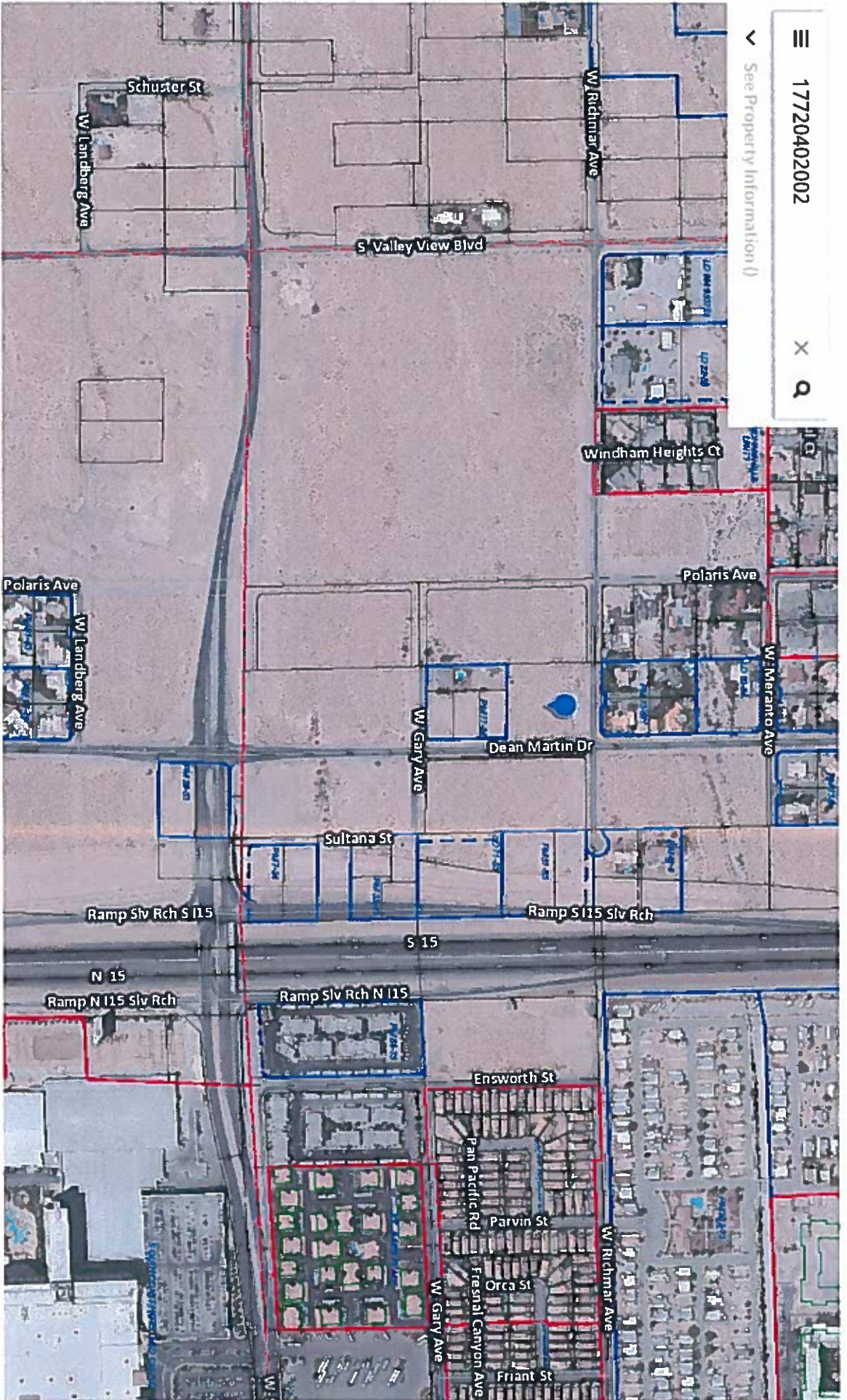
NOTE: This map reflects parcels as they are currently configured.

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17720402002

See Property Information (I)



100m
400ft

02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

MILLER LN/CAMERO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-18-700012-MAK ZAK, LLC:

PLAN AMENDMENT to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres.

Generally located on the northeast corner of Miller Lane and Camero Avenue within Enterprise. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-16-601-047

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

BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 5

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 5 acres from RNP to RS. The property is located at the northeast corner of Miller Lane and Camero Drive, and is currently undeveloped.

Applicant's Justification

The applicant states that the request is compatible with existing development and densities in the area, and will comply with land use plan goals and policies by providing a mixture of uses within the community, and additional affordable housing choices.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

SS

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP I)	Developed Single Family Residential
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-1(RNP I)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

It is County policy to preserve the rural lifestyle of property within the existing RNP-I Overlay. The request does not comply with Land Use Goals 5 and 6 of the Comprehensive Master Plan which encourages providing opportunities for developing low-density residential areas as a lifestyle choice, and to provide for large lot residential with two distinct land uses, estate homes and Rural Neighborhood Preservation. Therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

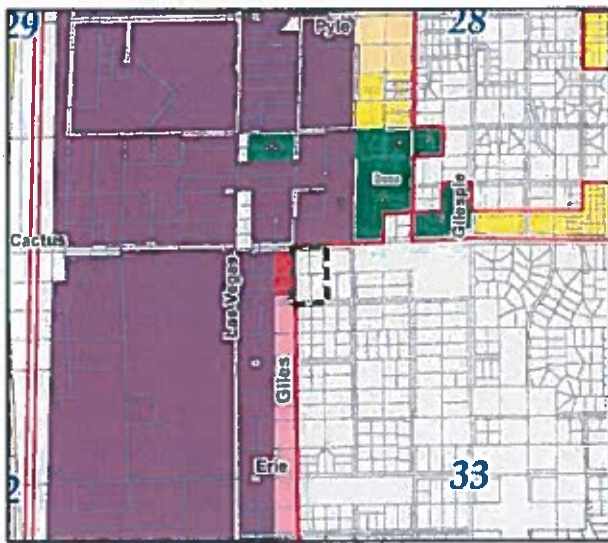
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APPROVALS:

PROTEST:

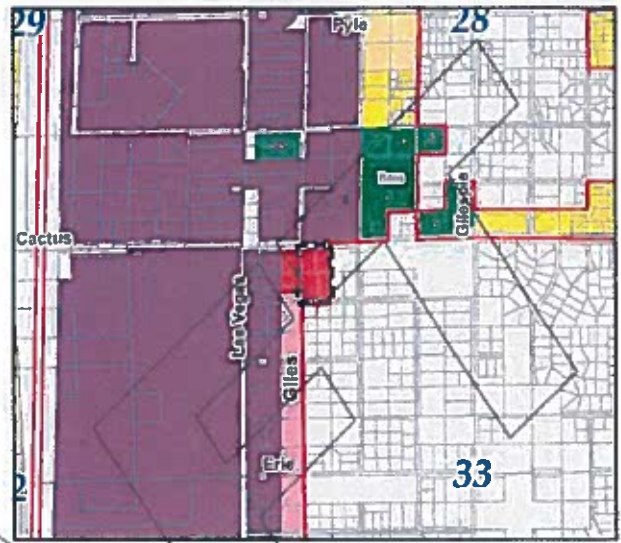
APPLICANT: KHUSROW ROOHANI

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



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Commercial General (CG)

**Comprehensive Planning
Enterprise Planned Land Use
PA-18-700013**

Commission District A



NOTE: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.

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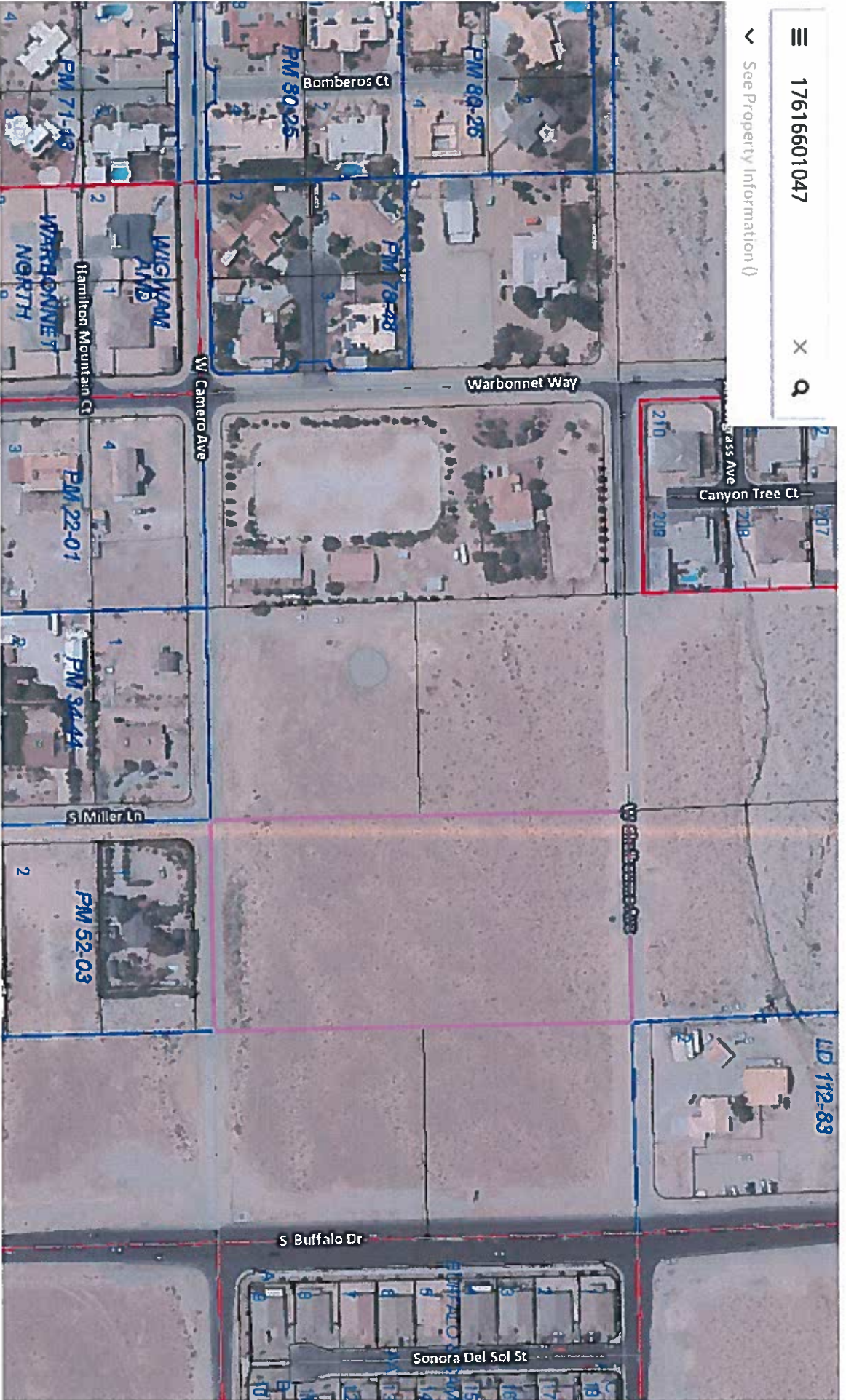


Feet



17616601047

See Property Information ()



60m
200ft

02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

CACTUS AVE/GILES ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-18-700013-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

PLAN AMENDMENT to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to CG (Commercial General) on 4.4 acres.

Generally located on the southeast corner of Cactus Avenue and Giles Street within Enterprise. MN/pd (For possible action)

RELATED INFORMATION:

APN:

177-33-102-001; 177-33-102-002; 177-33-102-004 and 005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 4.4

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 4.4 acres from RNP to CG. The property is located at the southeast corner of Cactus Avenue and Giles Street and is partially developed with single family residential homes.

Applicant's Justification

The applicant states that the request is compatible with existing development and densities in the area, and will comply with land use plan goals and policies by providing a mixture of uses within the community, and additional affordable housing choices.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

36

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	R-4	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Developed Single Family Residential
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Developed Single Family Residential
West	Commercial General and Office Professional	C-2, H-2	Convenience Store under construction

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

It is County policy to preserve the rural lifestyle of property within the existing RNP-I Overlay. The request does not comply with Land Use Goals 5 and 6 of the Comprehensive Master Plan which encourages providing opportunities for developing low-density residential areas as a lifestyle choice, and to provide for large lot residential with two distinct land uses, estate homes and Rural Neighborhood Preservation. Therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

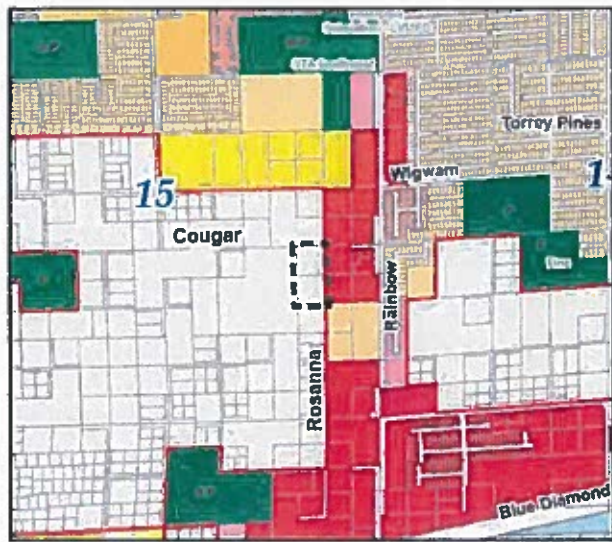
TAB/CAC:

APPROVALS:

PROTEST:

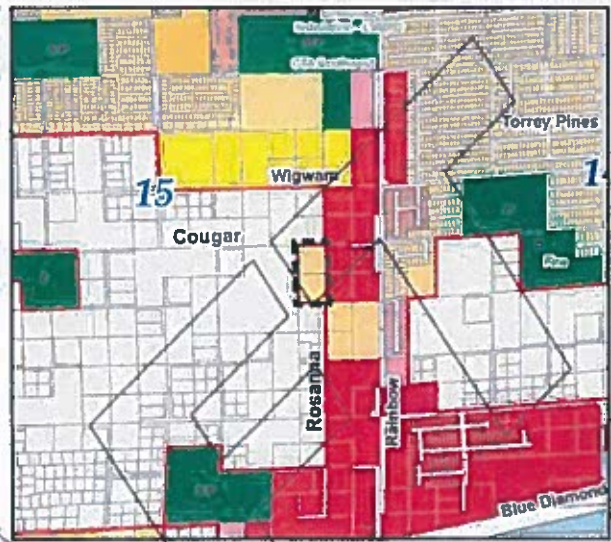
APPLICANT: KHUSROW ROOHANI

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD, STE 100, LAS VEGAS, NV 89118



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

PA-18-700014

Commission District F



0 1,000 2,000 3,000 4,000



Feet

NOTE: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.





☰ 17733102001 X Q

▼ See Property Information ()



02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

COUGAR AVE/ROSANNA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-18-700014-MAK ZAK, LLC:

PLAN AMENDMENT to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres.

Generally located on the southwest corner of Cougar Avenue (alignment) and Rosanna Street (alignment) within Enterprise. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-15-701-017; 176-15-701-030

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

BACKGROUND:

Project Description
General Summary

- Commission District: F
- Site Acreage: 5

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 5 acres from RNP to RS. The property is located at the southwest corner of Cougar Avenue and Rosanna Street, and is currently undeveloped.

Applicant's Justification

The applicant states that the request is compatible with existing development and densities in the area, and will comply with land use plan goals and policies by providing a mixture of uses within the community, and additional affordable housing choices.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

18

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

It is County policy to preserve the rural lifestyle of property within the existing RNP-I Overlay. The request does not comply with Land Use Goals 5 and 6 of the Comprehensive Master Plan which encourages providing opportunities for developing low-density residential areas as a lifestyle choice, and to provide for large lot residential with two distinct land uses, estate homes and Rural Neighborhood Preservation. Therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

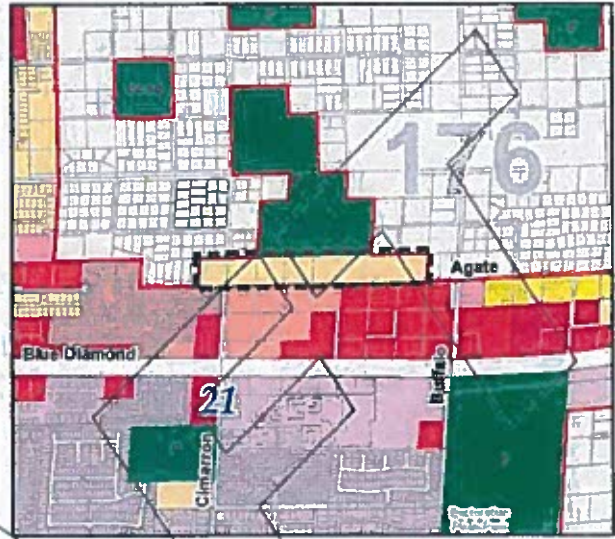
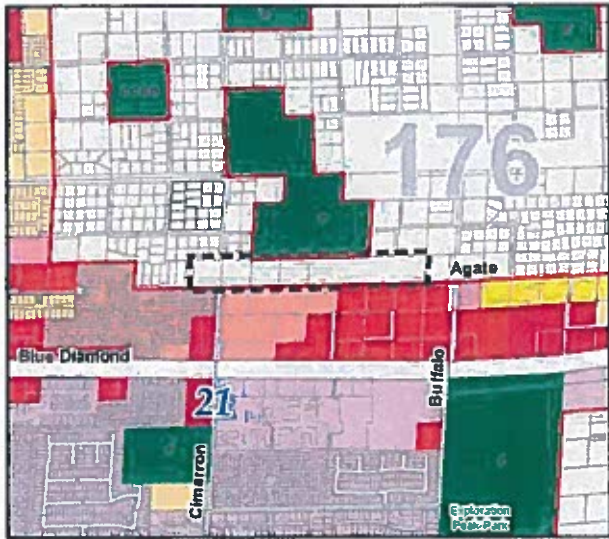
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KHUSROW ROOHANI

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD, STE 100, LAS VEGAS, NV 89118



Adopted

Rural Neighborhood Preservation (RNP)

Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

PA-18-700015

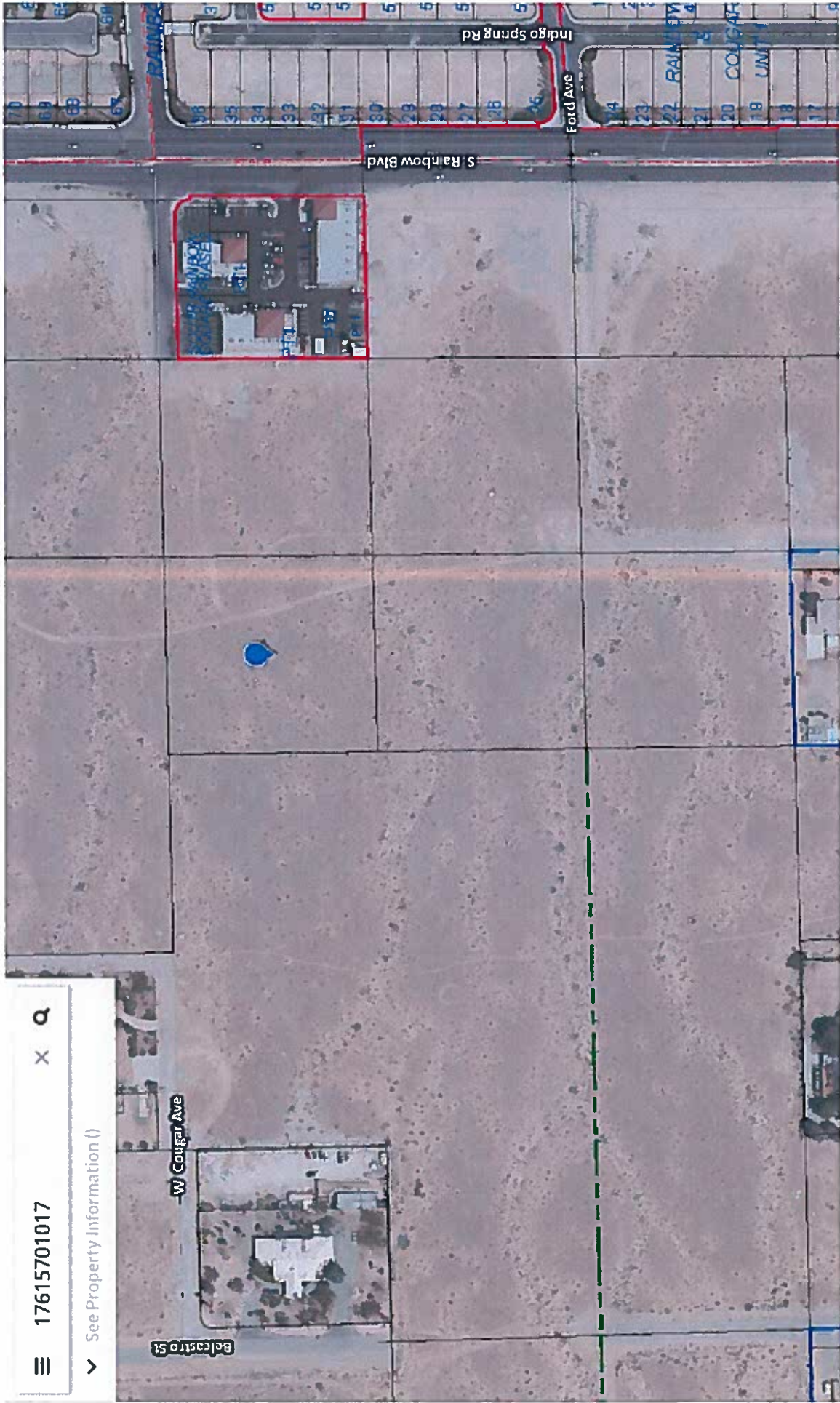
Commission District F



NOTE: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.





☰ 17615701017 X Q

> See Property Information ()

Belcastro St

W Cougar Ave

s Rainbow Blvd

Ford Ave

Indigo Spring Rd

RAINBOX WAREHOUSE

60m
200ft

02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

AGATE AVE/CIMMARON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-18-700015-MAK ZAK, LLC:

PLAN AMENDMENT to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 20.0 acres.

Generally located on the north side of Agate Avenue and the west and east sides of Cimmaron Road (alignment) within Enterprise. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-21-101-023; 176-21-501-014; 176-21-501-027; 176-21-501-028; 176-21-501-030

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

BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 20

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 20 acres from RNP to RS. The property is located on the north side of Agate Avenue and the west and east sides of Cimmaron Road (alignment), and is currently undeveloped.

Applicant's Justification

The applicant states that the request is compatible with existing development and densities in the area, and will comply with land use plan goals and policies by providing a mixture of uses within the community, and additional affordable housing choices.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

25

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E (RNP I)	Single Family Residential & Undeveloped
South	Residential High (up to 18 du/ac) & Commercial General	R-E, R-E (RNP I), R-3, C-2	Single Family Residential & Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP I)	Single Family Residential
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP I)	Single Family Residential

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

It is County policy to preserve the rural lifestyle of property within the existing RNP-I Overlay. The request does not comply with Land Use Goals 5 and 6 of the Comprehensive Master Plan which encourages providing opportunities for developing low-density residential areas as a lifestyle choice, and to provide for large lot residential with two distinct land uses, estate homes and Rural Neighborhood Preservation. Therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

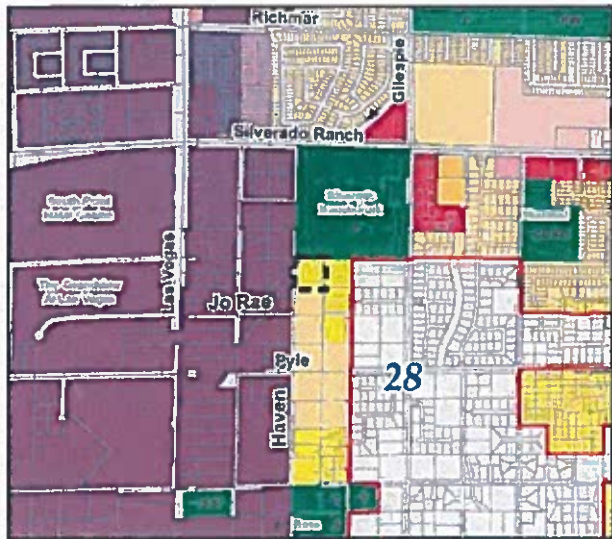
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APPROVALS:

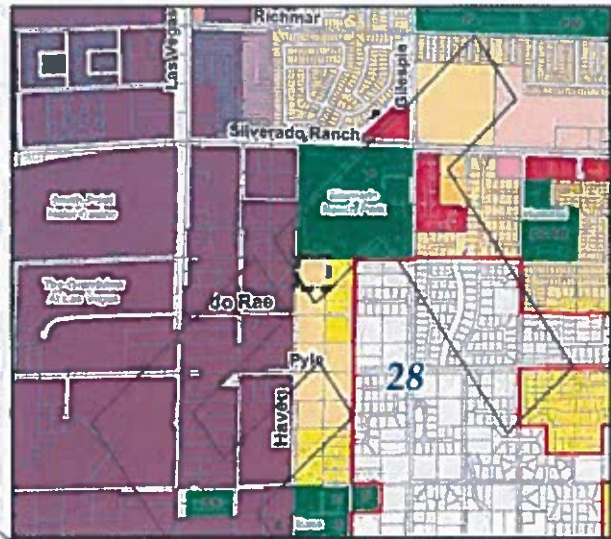
PROTEST:

APPLICANT: KHUSROW ROOHANI

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



Adopted
Residential Low (RL)



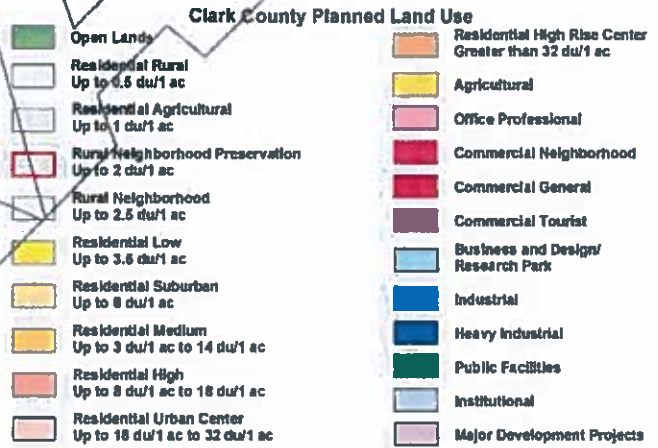
Requested
Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

PA-18-700016

Commission District A



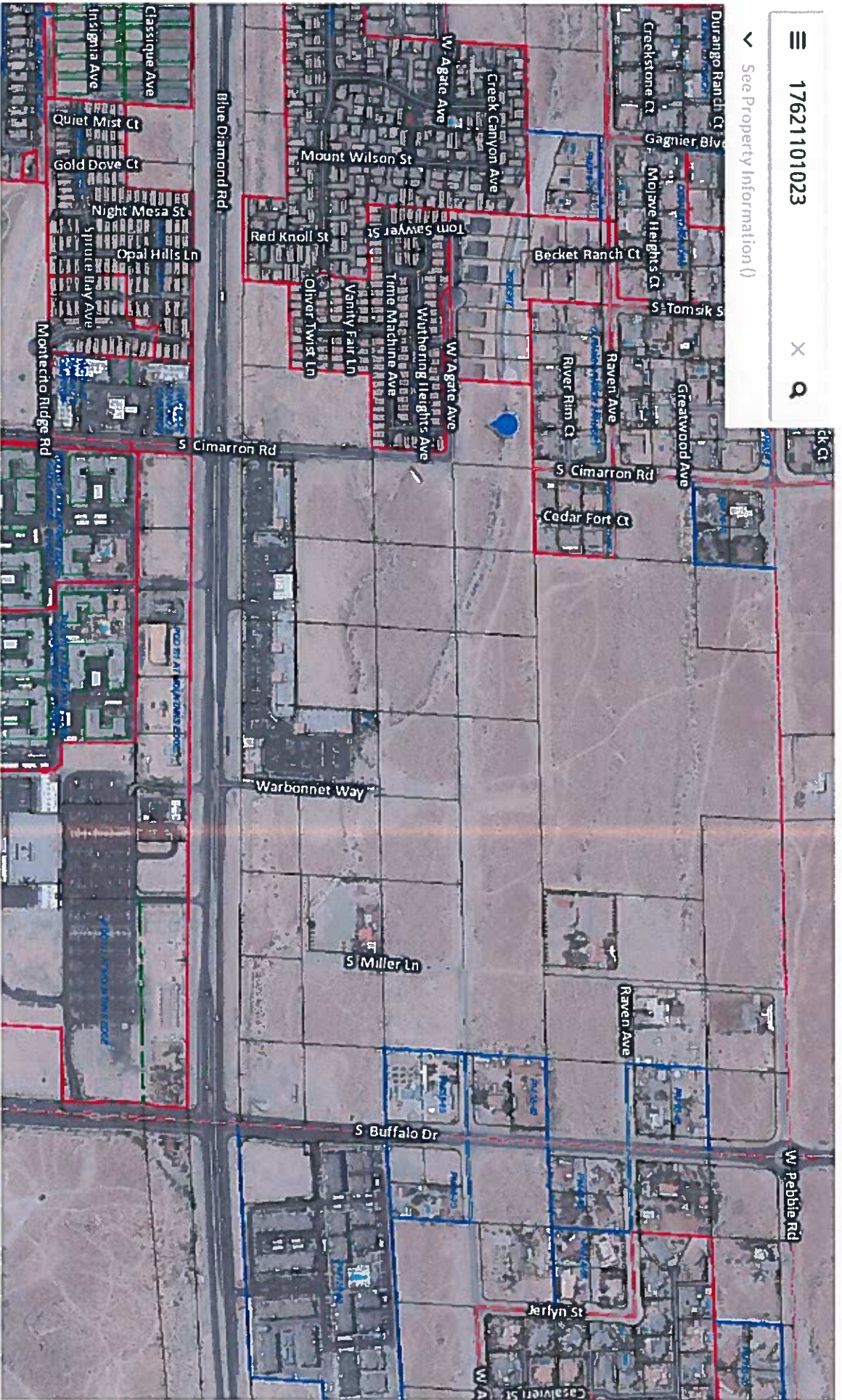
NOTE: This map reflects parcels as they are currently configured.

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of the data delineated hereon.



17621101023

See Property Information ()



100m
400ft

02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

HAVEN ST/JO RAE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-18-700016-ZIADE, PHILLIPE & ZIADE, JOSEPH:

PLAN AMENDMENT to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.2 acres.

Generally located on the east side of Haven Street, 300 feet north of Jo Rae Avenue within Enterprise. MN/pd (For possible action)

RELATED INFORMATION:

APN:

177-28-201-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 2.2

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 2.2 acres from RL to RS. The property is located on the east side of Haven Street and north of Jo Rae Avenue next to an existing flood channel and a County park. The site is undeveloped.

Applicant's Justification

The applicant states that the request is compatible with existing development and densities in the area, and will comply with land use plan goals and policies by providing a mixture of uses within the community, and additional affordable housing choices.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

25

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	P-F	Park
South	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
East	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped
West	Commercial Tourist	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

Staff finds that the request for RS is appropriate at this location. The request complies with Land Use Goal 7 of the Comprehensive Master Plan which states that opportunities for housing alternatives to meet a range of lifestyle choices, ages and affordability levels. There is existing RL land use between the subject site and the RNP properties the east that will provide an adequate buffer, and a proper transition between land use categories.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

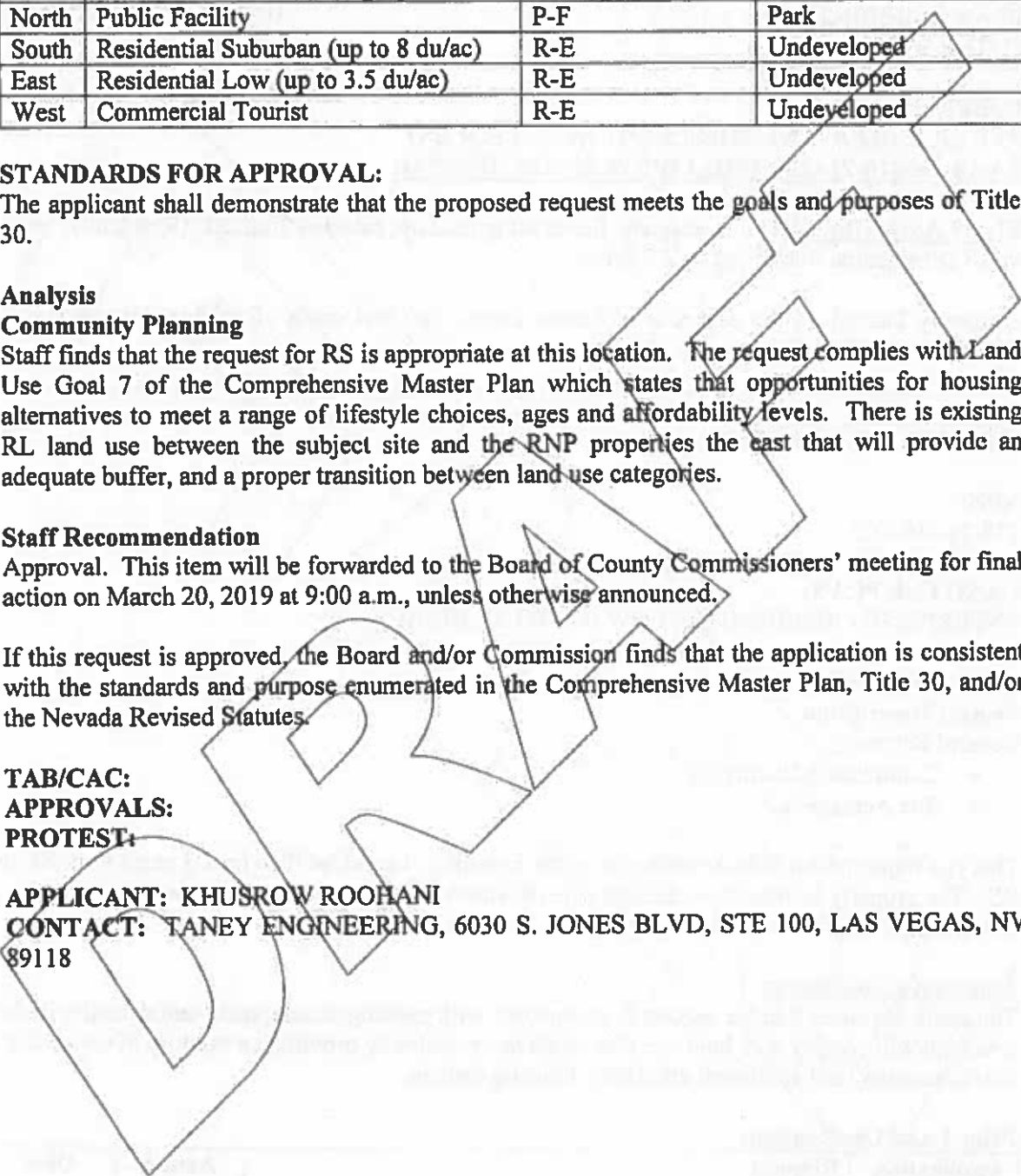
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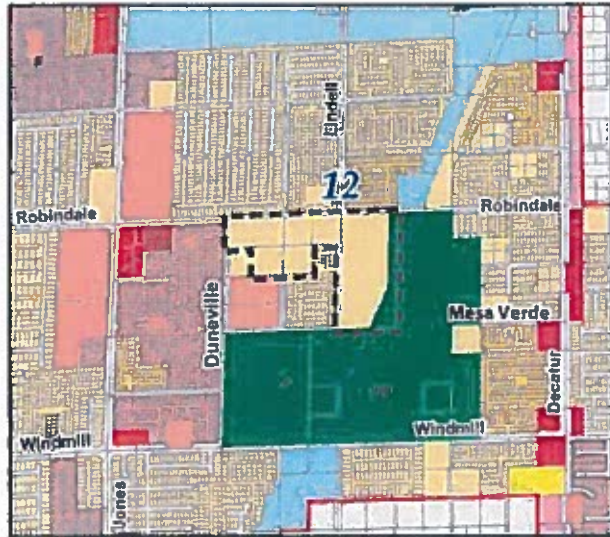
APPROVALS:

PROTEST:

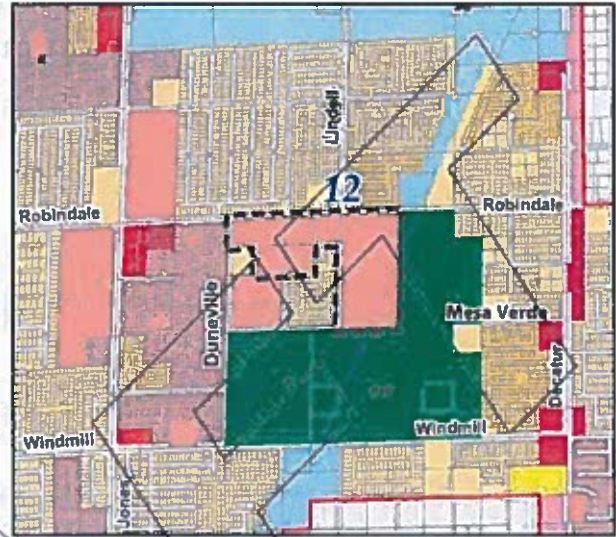
APPLICANT: KHUSROW ROOHANI

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD, STE 100, LAS VEGAS, NV 89118





Adopted
Residential Suburban (RS)
& Public Facility (PF)



Requested
Residential High (RH)

Comprehensive Planning Enterprise Planned Land Use

PA-18-700017

Commission District A



NOTE: This map reflects parcels as they are currently configured.

This information is for display purposes only.
No liability is assumed as to the accuracy
of the data delineated hereon.



☰ 17728201005

✕ Q

▼ See Property Information (i)



02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

ROBINDALE RD/DUNEVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-18-700017-CFT LANDS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from RS (Residential Suburban) and PF (Public Facility) to RH (Residential High) on 35.0 acres.

Generally located on the southeast corner of Robindale Road and Duneville Street within Enterprise. MN/pd (For possible action)

RELATED INFORMATION:

APN:
176-12-301-005; 176-12-301-006; 176-12-301-012; 176-12-301-022; 176-12-301-030; 176-12-701-027

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

BACKGROUND:
Project Description
General Summary

- Commission District: A
- Site Acreage: 35

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 35 acres from RS and PF to RH. The property is located at the southeast corner of Robindale Road and Duneville Street, and is currently undeveloped.

Applicant's Justification

The applicant states that the request is compatible with existing development and densities in the area, and will comply with land use plan goals and policies by providing a mixture of uses within the community, and additional affordable housing choices. In addition, the request will buffer existing R-2 zoned developments from the active Union Pacific Railroad corridor and existing M-D zoned uses.

16
Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Residential Medium (up to 14 du/ac)	R-2 & RUD	Developed Single Family Residential
South	Residential High (up to 18 du/ac), Residential Suburban (up to 8 du/ac) & Public Facility	R-E, R-2, M-1, M-D	Developed Single Family Residential, Office Warehouse, & Undeveloped
East	Public Facility	R-E & M-1	Union Pacific Railroad & Undeveloped
West	Residential High (up to 18 du/ac)	R-2	Developed Single Family Residential

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

Staff recommends approval of RH on parcel 176-12-701-027 only which is on the east side of Lindell Road. This parcel is located adjacent to the Union Pacific Railroad corridor, and is more appropriate for RH land use.

Staff recommends the additional parcels in this request remain RS which is compatible with the surrounding residential developments. Approval of the remaining parcels would create an overabundance of RH in this area. The request, with the amendment proposed by staff, meets Land Use Goal 7 of the Comprehensive Master Plan by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.

Staff Recommendation

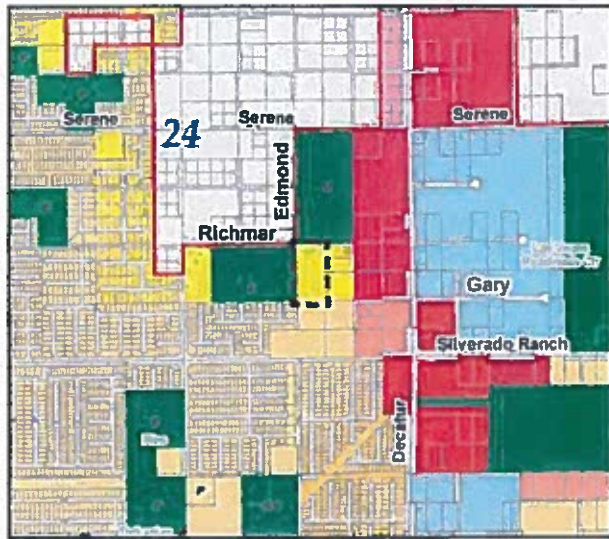
Approval of RH on parcel 176-12-701-027; and denial of RH on parcels 176-12-301-005, 176-12-301-006, 176-12-301-012, 176-12-301-022, and 176-12-301-030. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

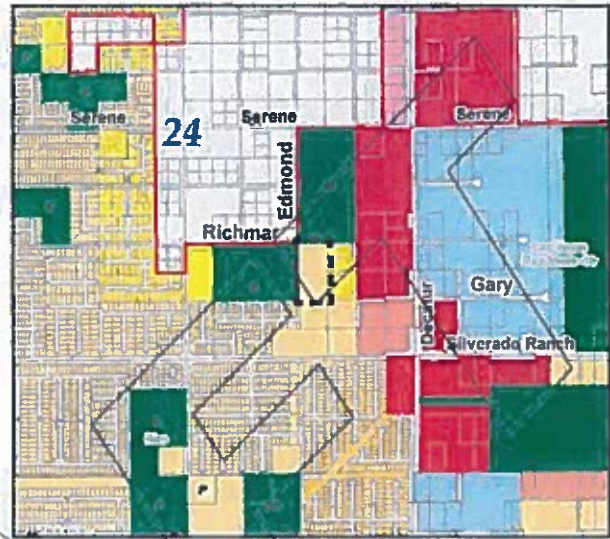
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: AMERICAN WEST DEVELOPMENT
CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,
SUITE 216, LAS VEGAS, NV 89118

DRAFT



Adopted
Residential Low (RL)



Requested
Residential Suburban (RS)

Comprehensive Planning
Enterprise Planned Land Use

PA-18-700018

Commission District F



NOTE: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.



02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

ROBINDALE RD/DUNEVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-18-700017-CFT LANDS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from RS (Residential Suburban) and PF (Public Facility) to RH (Residential High) on 35.0 acres.

Generally located on the southeast corner of Robindale Road and Duneville Street within Enterprise. MN/pd (For possible action)

RELATED INFORMATION:

APN:
176-12-301-005; 176-12-301-006; 176-12-301-012; 176-12-301-022; 176-12-301-030; 176-12-701-027

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

BACKGROUND:
Project Description
General Summary

- Commission District: A
- Site Acreage: 35

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 35 acres from RS and PF to RH. The property is located at the southeast corner of Robindale Road and Duneville Street, and is currently undeveloped.

Applicant's Justification

The applicant states that the request is compatible with existing development and densities in the area, and will comply with land use plan goals and policies by providing a mixture of uses within the community, and additional affordable housing choices. In addition, the request will buffer existing R-2 zoned developments from the active Union Pacific Railroad corridor and existing M-D zoned uses.

78

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Residential Medium (up to 14 du/ac)	R-2 & RUD	Developed Single Family Residential
South	Residential High (up to 18 du/ac), Residential Suburban (up to 8 du/ac) & Public Facility	R-E, R-2, M-1, M-D	Developed Single Family Residential, Office Warehouse, & Undeveloped
East	Public Facility	R-E & M-1	Union Pacific Railroad & Undeveloped
West	Residential High (up to 18 du/ac)	R-2	Developed Single Family Residential

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

Staff recommends approval of RH on parcel 176-12-701-027 only which is on the east side of Lindell Road. This parcel is located adjacent to the Union Pacific Railroad corridor, and is more appropriate for RH land use.

Staff recommends the additional parcels in this request remain RS which is compatible with the surrounding residential developments. Approval of the remaining parcels would create an overabundance of RH in this area. The request, with the amendment proposed by staff, meets Land Use Goal 7 of the Comprehensive Master Plan by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.

Staff Recommendation

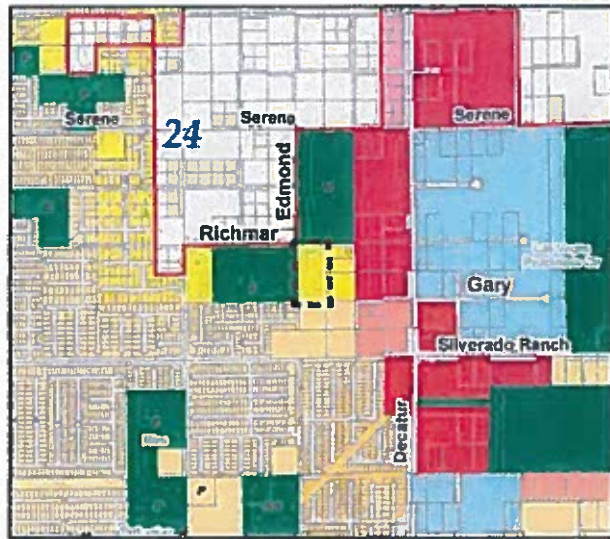
Approval of RH on parcel 176-12-701-027; and denial of RH on parcels 176-12-301-005, 176-12-301-006, 176-12-301-012, 176-12-301-022, and 176-12-301-030. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

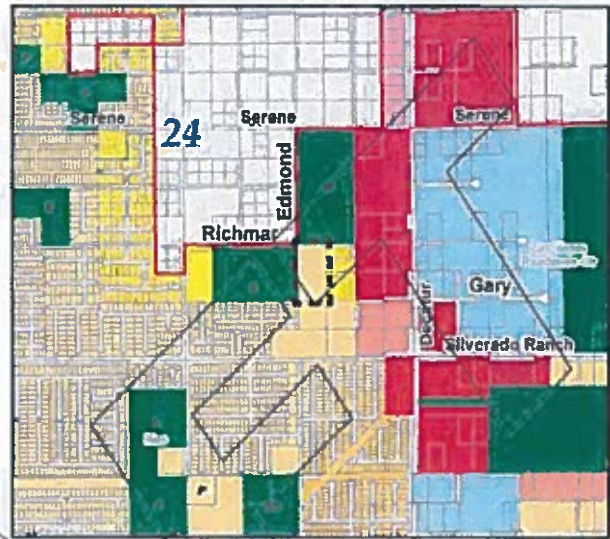
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: AMERICAN WEST DEVELOPMENT
CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,
SUITE 216, LAS VEGAS, NV 89118

DRAFT



Adopted
Residential Low (RL)



Requested
Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

PA-18-700018

Commission District F



NOTE: This map reflects parcels as they are currently configured.



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02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

EDMOND ST/GARY AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-18-700018-CFT LANDS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 5.0 acres.

Generally located on the northeast corner of Edmond Street and Gary Avenue (alignment) within Enterprise. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-24-801-029

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description
General Summary

- Commission District: F
- Site Acreage: 5

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 5 acres from RL to RS. The property is located at the northeast corner of Edmond Street and Gary Avenue, and is currently undeveloped.

Applicant's Justification

The applicant states that the request will provide an appropriate transition from higher density residential along the Silverado Ranch Boulevard corridor and the commercial corridor along Decatur Boulevard, to the existing RNP properties. In addition, the applicant states the request will comply with land use plan goals and policies by providing a mixture of uses within the community, and additional housing choices.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

88

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	R-E (RNP-I)	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
East	Residential Low (up to 3.5 du/ac)	R-E	Developed Single Family Residential & Undeveloped
West	Public Facility	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

Staff supports RS land use at this location. The requested density is compatible with existing and proposed development in the area. There is an existing RNP to the northwest that will be buffered by two large BLM parcels planned for Public Facilities. The request also complies with Land Use Goal 7 by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

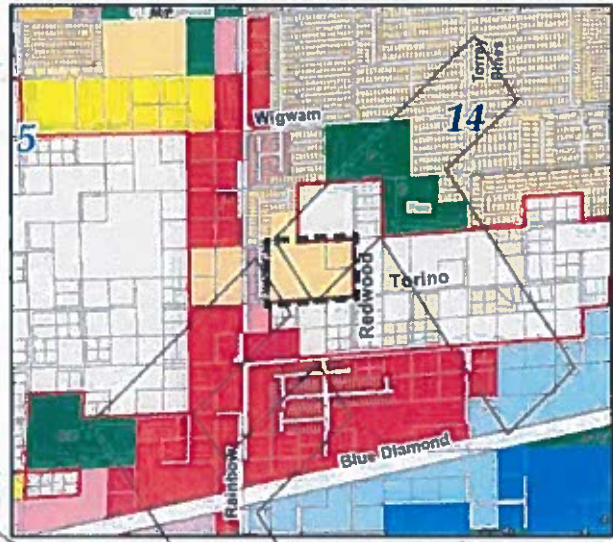
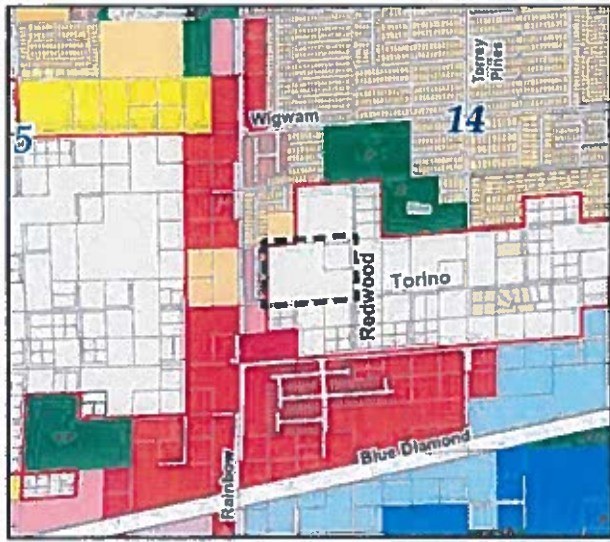
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: AMERICAN WEST DEVELOPMENT

CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



Adopted

Rural Neighborhood Preservation (RNP)

Requested

Residential Suburban (RS)

**Comprehensive Planning
Enterprise Planned Land Use**

PA-18-700019

Commission District F



0 1,000 2,000 3,000 4,000



Feet

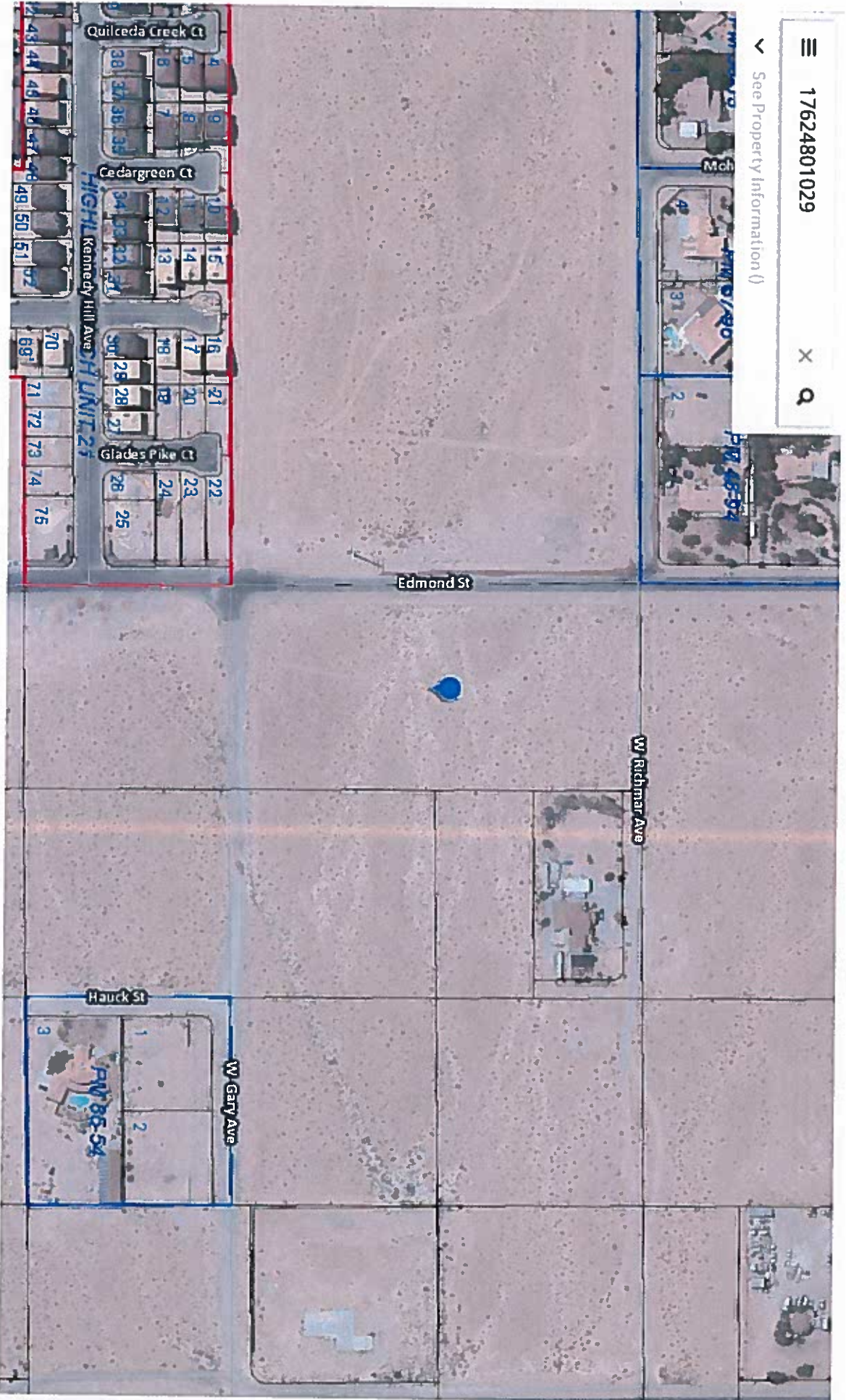
NOTE: This map reflects parcels as they are currently configured.

This information is for display purposes only.
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17624801029

See Property Information ()



60m
200ft

02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

REDWOOD ST/TORINO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-18-700019-LH VENTURES, LLC:

PLAN AMENDMENT to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 15.0 acres.

Generally located on the northwest corner of Redwood Street and Torino Avenue within Enterprise. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-14-401-005; 176-14-401-047

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

BACKGROUND:

Project Description
General Summary

- Commission District: E
- Site Acreage: 15

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 15 acres from RNP to RS. The property is located on the northwest corner of Redwood Street and Torino Avenue.

Applicant's Justification

The applicant states that the request is compatible with existing development and densities in the area, and will comply with land use plan goals and policies by providing a mixture of uses within the community, and additional affordable housing choices.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

PS

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I) & R-E	Developed Single Family Residential & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Office Professional	R-2	Single Family Residential

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

It is County policy to preserve the rural lifestyle of property within the existing RNP-I Overlay. The request does not comply with Land Use Goals 5 and 6 of the Comprehensive Master Plan which encourages providing opportunities for developing low-density residential areas as a lifestyle choice, and to provide for large lot residential with two distinct land uses, estate homes and Rural Neighborhood Preservation. Therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

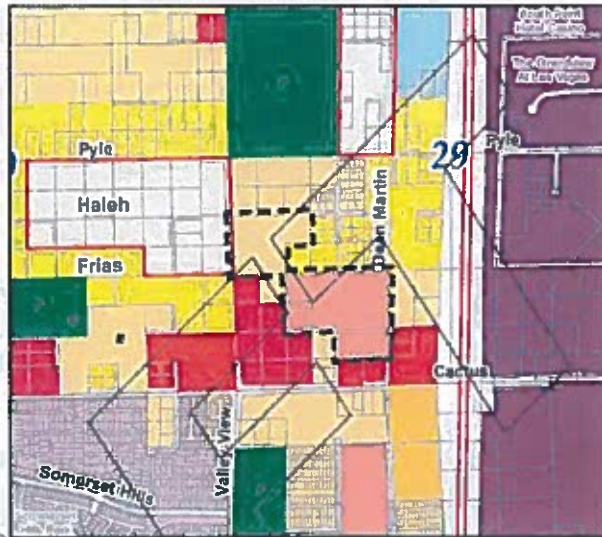
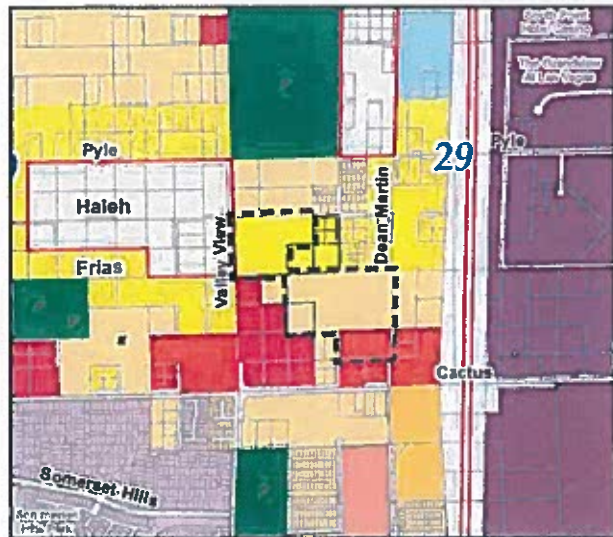
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: AMERICAN WEST DEVELOPMENT

CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



Adopted

Residential Low (RL) /
Residential Suburban (RS) & Commercial General (CG)

Requested

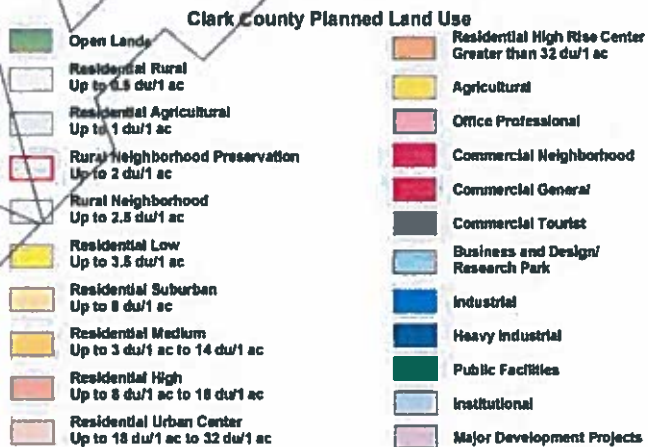
Residential Suburban (RS) /
Residential High (RH)

Comprehensive Planning

Enterprise Planned Land Use

PA-18-700020

Commission District F



0 1,000 2,000 3,000 4,000



Feet

NOTE: This map reflects parcels as they are currently configured.

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of the data delineated hereon.



02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

DEAN MARTIN DR/CACTUS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-18-700020-LH VENTURES, LLC, ET AL:

PLAN AMENDMENT to redesignate the existing land use categories from RL (Residential Low), RS (Residential Suburban), and CG (Commercial General) to RS (Residential Suburban) and RH (Residential High) on 37.5 acres.

Generally located between Dean Martin Drive and Valley View Boulevard, and between Haleh Avenue (alignment) and Cactus Avenue within Enterprise. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-29-301-034; 177-29-403-001; 177-29-406-003; 177-29-406-004

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 37.5

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 37.5 acres to change the existing land use from RL to RS on the portion of the request that is on the east side of Valley View Boulevard and between Frias Avenue and Haleh Avenue, and from RS and CG to RH for the portion that is on the southwest corner of Frias Avenue and Decatur Boulevard.

Applicant's Justification

The applicant states that the request would allow for additional development options to provide an appropriate transition from the higher density residential and commercial along the Cactus Avenue corridor to the existing Rural Neighborhood Preservation (RNP) Overlay. In addition, the applicant states that the proposed amendment will blend well with the surrounding neighborhood by appropriately transitioning from low-density residential at the north, to higher density residential to the south closer to more intense uses along Cactus Avenue.

03

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Residential Low (up to 3.5 du/ac)	R-E & R-D	Undeveloped
South	Residential Suburban (up to 8 du/ac), Commercial Neighborhood, & Commercial General	C-1 & R-E	Single Family Residential & Undeveloped
East	Residential Low (up to 3.5 du/ac), Residential Suburban (up to 8 du/ac), & Commercial General	R-E, R-D, & C-2	Single Family Residential & Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac), Commercial Neighborhood, & Residential Suburban (up to 8 du/ac)	R-E (RNP-I), R-E, C-1, & C-2	Single Family Residential & Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

Staff finds that the existing land use categories provide the appropriate mixture of land use for the area. The existing RL land use category buffers the RNP properties to the west, and the existing RS category is an appropriate transition between commercial land use along Cactus Avenue and lower density residential to the north. In addition, the request does not comply with Land Use Goals 5 and 6 of the Comprehensive Master Plan which encourages providing opportunities for developing low-density residential areas as a lifestyle choice, and to provide for large lot residential with two distinct land uses, estate homes and Rural Neighborhood Preservation. Staff does not support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

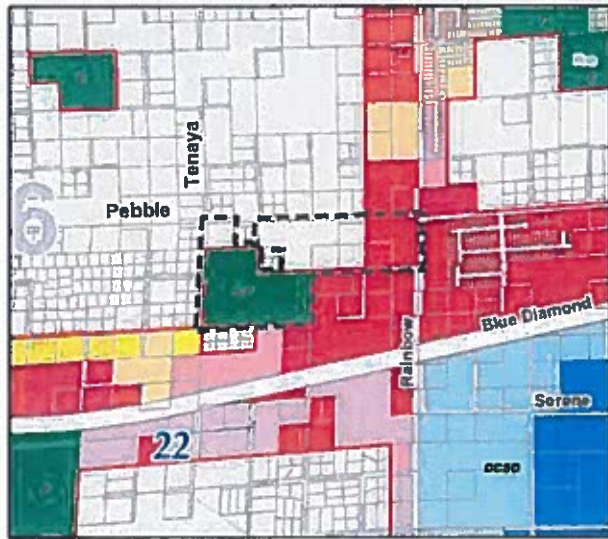
TAB/CAC:

APPROVALS:

PROTEST:

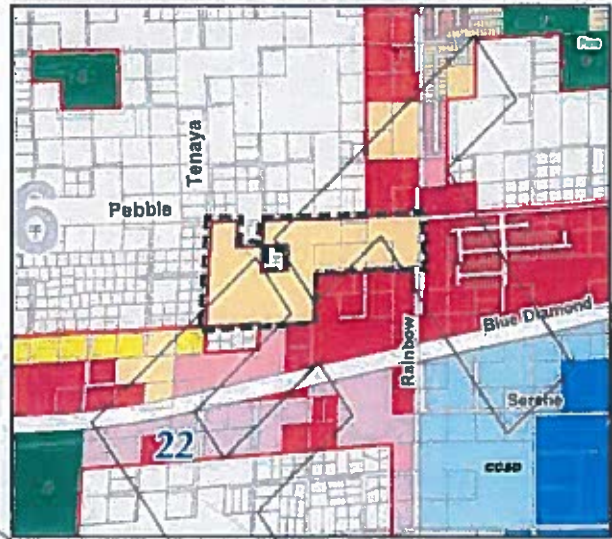
APPLICANT: AMERICAN WEST DEVELOPMENT
CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,
SUITE 216, LAS VEGAS, NV 89118

DRAFT



Adopted

Commercial General (CG), Public Facility (PF),
and Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

PA-18-700021

Commission District F



NOTE: This map reflects parcels
as they are currently configured.

This information is for display purposes only
No liability is assumed as to the accuracy
of the data delineated hereon.

0 1,000 2,000 3,000 4,000

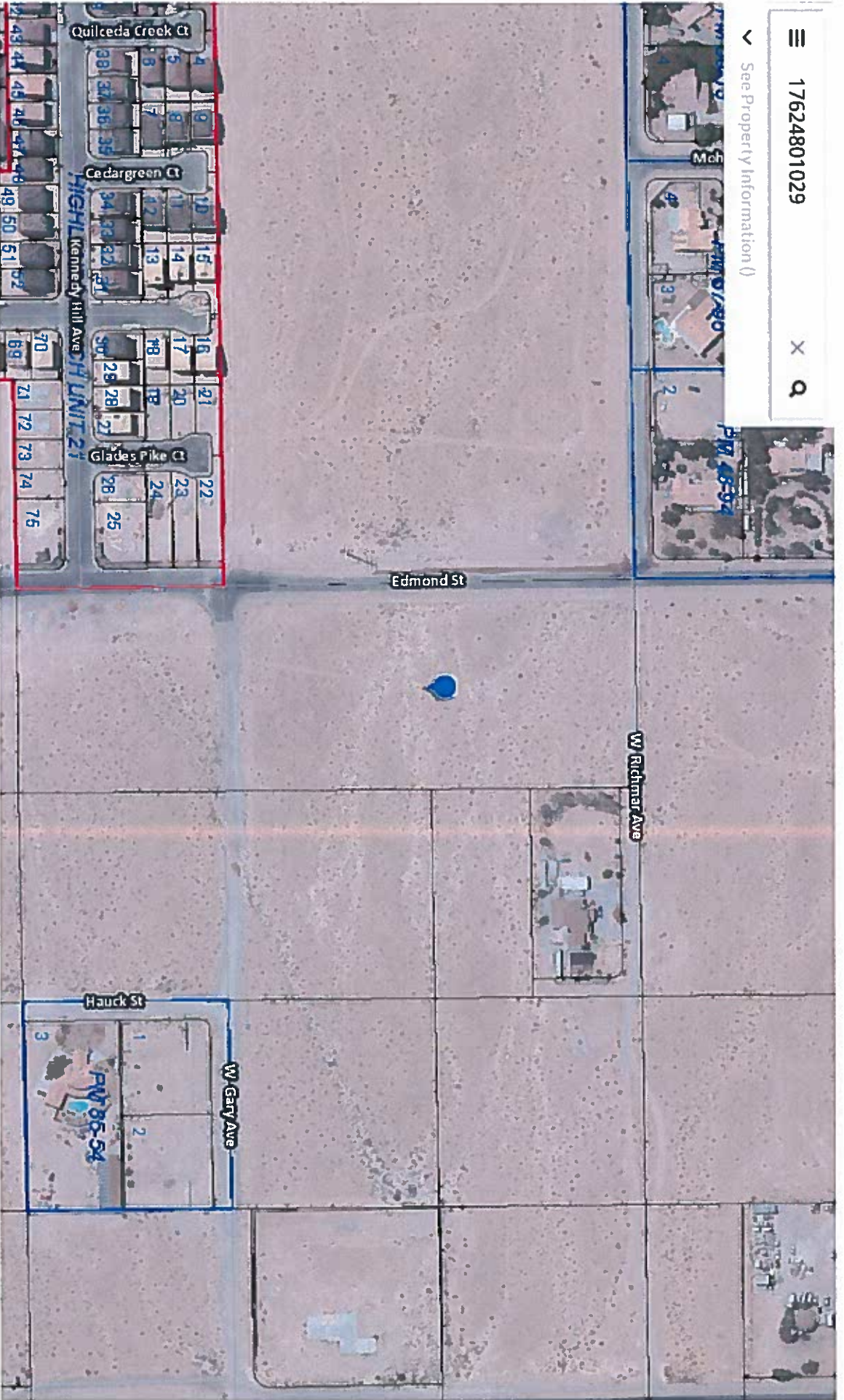


Feet



17624801029

See Property Information ()



60m
200ft

02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

RAINBOW BLVD/PEBBLE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-18-70021-LH VENTURES, LLC:

PLAN AMENDMENT to redesignate the existing land use categories from RNP (Rural Neighborhood Preservation), PF (Public Facility), and CG (Commercial General) to RS (Residential Suburban) on 52.0 acres.

Generally located on the southwest corner of Rainbow Boulevard and Pebble Road in Enterprise.
JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-22-501-004; 176-22-501-005; 176-22-501-009 through 176-22-501-011; 176-22-501-025

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

BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 52

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 52 acres from RNP, PF and CG to RS. The property is located on the southwest corner of Rainbow Boulevard and Pebble Road.

Applicant's Justification

The applicant states that the request would allow for additional development options by providing an appropriate transition between the lower density residential to the north and west, to more intense commercial uses along Rainbow Boulevard and Blue Diamond Road.

18

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & C-2	Single Family Residential & Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac), Office Professional, Commercial Neighborhood & Commercial General	R-E (RNP-I), R-E, C-2, C-1, & H-2	Single Family Residential & Undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single Family Residential & Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

Staff can support RS land use on lots 176-22-501-005 & 176-22-501-011. These lots are approved for R-2 zoning, and are not inside the RNP-I Overlay.

Staff does not support the request on APNs 176-22-501-004, 009, 010, and 025 that are within the RNP-I Overlay. It is County policy to preserve the rural lifestyle of property within the existing RNP-I Overlay. This request would increase the density and adversely impact existing rural development. Staff finds that this portion of the request does not comply with Land Use Goals 5 and 6 of the Comprehensive Master Plan which encourages providing opportunities for developing low-density residential areas as a lifestyle choice, and to provide for large lot residential with two distinct land uses, estate homes and Rural Neighborhood Preservation.

Staff Recommendation

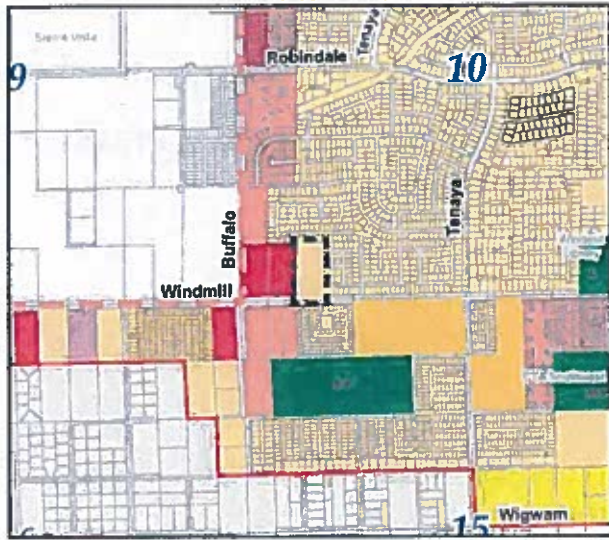
Approval of RS on parcels 176-22-501-005 and 176-22-501-011; and denial on parcels 176-22-501-004, 176-22-501-009, 176-22-501-010 and 176-22-501-025. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

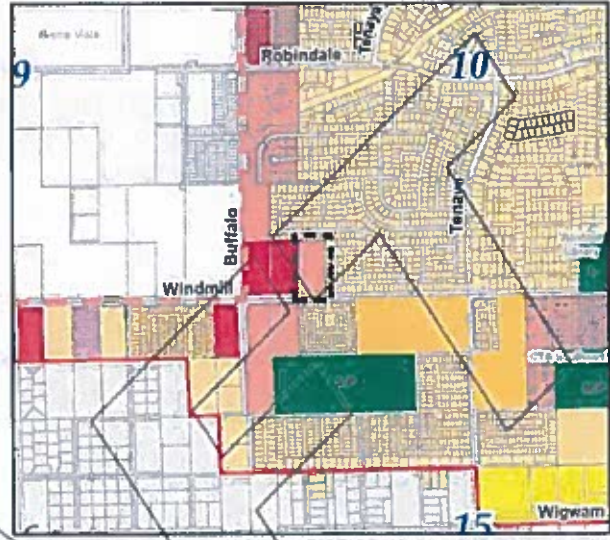
**TAB/CAC:
APPROVALS:
PROTEST:**

**APPLICANT: AMERICAN WEST DEVELOPMENT
CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,
SUITE 216, LAS VEGAS, NV 89118**

DRAFT



Adopted
Residential Suburban (RS)



Requested
Residential High (RH)

Comprehensive Planning Enterprise Planned Land Use

PA-18-700022

Commission District A



0 1,000 2,000 3,000 4,000



Feet

NOTE: This map reflects parcels as they are currently configured.

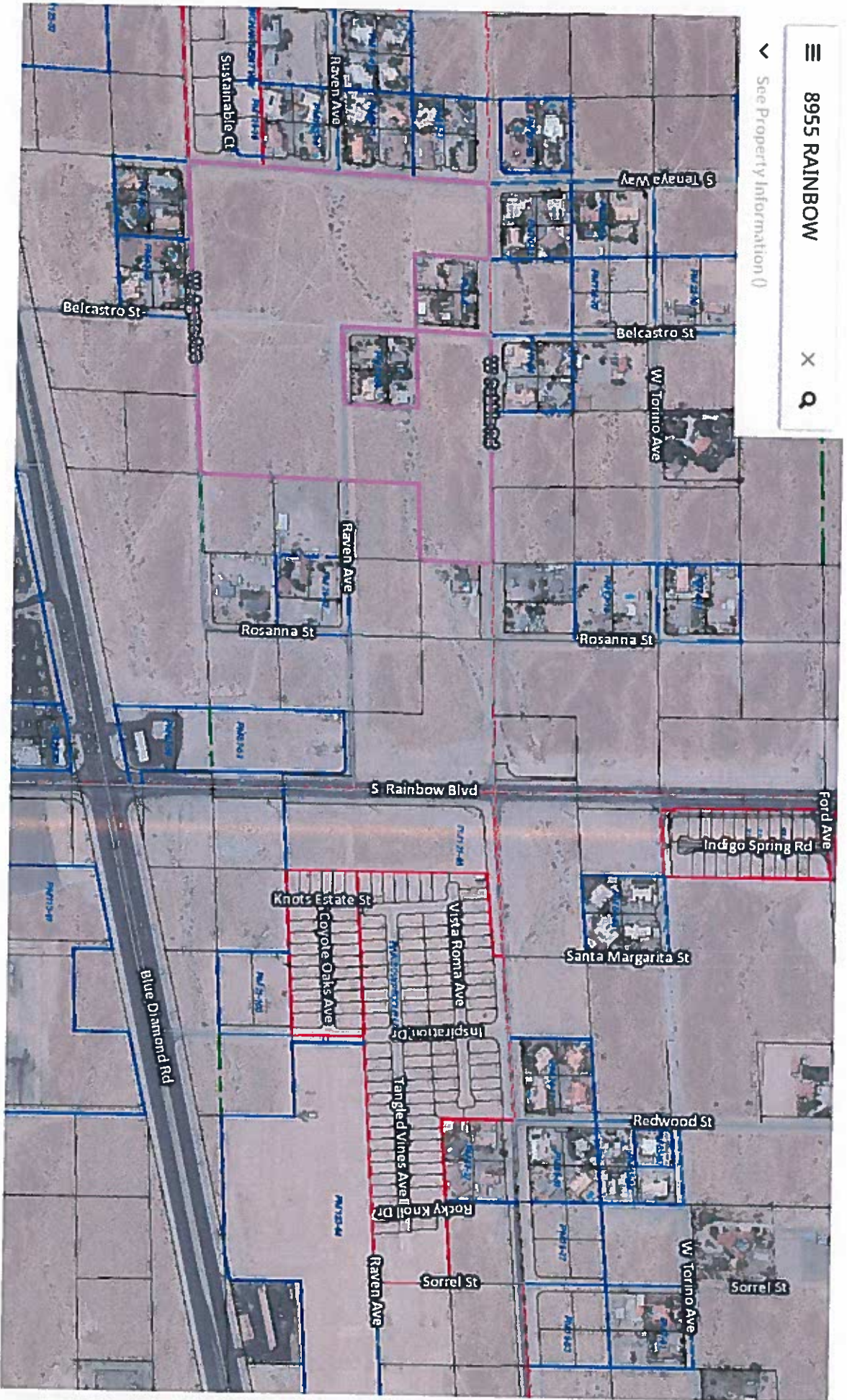
This information is for display purposes only.
No liability is assumed as to the accuracy
of the data delineated hereon.



8955 RAINBOW

See Property Information ()

X Q



100m
400ft

02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

BUFFALO DR/WINDMILL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-18-700022-LH VENTURES, LLC:

PLAN AMENDMENT to redesignate the existing land use category from RS (Residential Suburban) to RH (Residential High) on 5.0 acres.

Generally located on the north side of Windmill Lane, 600 feet east of Buffalo Drive within Enterprise. MN/pd (For possible action)

RELATED INFORMATION:

APN:

176-10-401-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 5

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 5 acres from RS to RH. The property is located near the northeast corner of Windmill Lane and Buffalo Drive.

Applicant's Justification

The applicant states that the request would allow for additional development options by providing an appropriate transition between the lower density residential to the north and east, to more intense commercial uses on the northeast corner of Windmill Lane and Buffalo Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

SE

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single Family Residential
South	Residential Suburban (up to 8 du/ac)	R-2	Single Family Residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single Family Residential
West	Commercial Neighborhood	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

The parcel is near the intersection of Windmill Lane and Buffalo Drive which are two section line arterials. The proposed RH land use would buffer the existing R-2 zoned subdivisions to the north and east from the planned commercial land use at this intersection. In addition, the request complies with Land Use Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages and affordability. Therefore, staff can support this request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

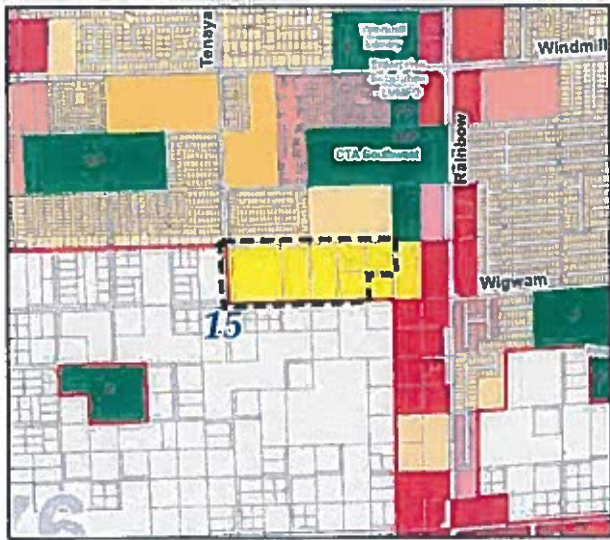
TAB/CAC:

APPROVALS:

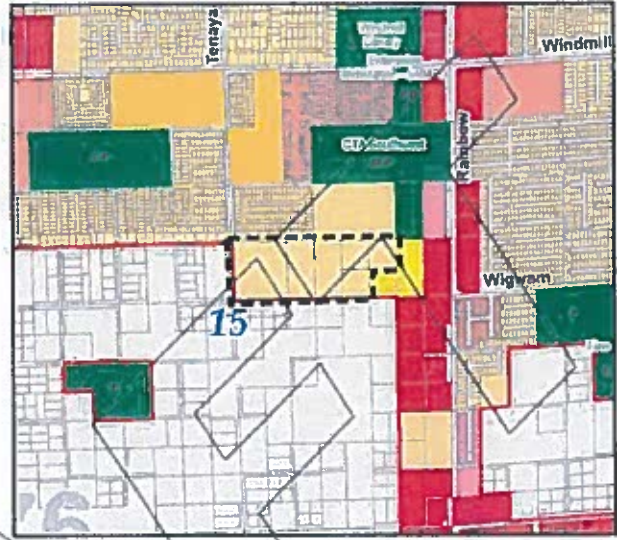
PROTEST:

APPLICANT: AMERICAN WEST DEVELOPMENT

CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



Adopted
Residential Low (RL)



Requested
Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

PA-18-700023

Commission District F



0 1,000 2,000 3,000 4,000



Feet

NOTE: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.



17610401011

See Property Information ()



60m
200ft

02/19/19 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

WIGWAM AVE/TENAYA WAY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-18-700023-LH VENTURES, LLC:

PLAN AMENDMENT to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 27.5 acres.

Generally located on the northeast corner of Wigwam Avenue and Tenaya Way within Enterprise. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-15-601-005 through 176-15-601-007; 176-15-601-011; 176-15-601-016 & 176-15-601-017

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 27.5

This is a request for a Plan Amendment to the Enterprise Land Use Plan on 27.5 acres from RL to RS. The property is located on the northeast corner of Wigwam Avenue and Tenaya Way.

Applicant's Justification

The applicant states that the request would allow for additional development options by providing an appropriate transition between the existing RNP to the south and west, to more intense uses along the Rainbow Boulevard corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
18-900775	Enterprise Plan Amendment Direction	Approved by BCC	December 2018

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E & R-2	Developed Single Family Residential & Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Developed Single Family Residential & Undeveloped
East	Residential Low (up to 3.5 du.ac)	R-E & R-E (RNP-I)	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Community Planning

Staff can support RS land use on lots 176-15-601-007, 176-15-601-016, and 176-15-601-017. These lots are already approved for R-2 zoning and provides a transition to lower density land use designations to the west.

Staff does not support amending the land use designation for APNs 176-15-601-005, 176-15-601-006, and 176-15-601-011. It is County policy to preserve the rural lifestyle of property within the existing RNP-I Overlay. This request would increase the density and adversely impact existing rural development. Staff finds that this portion of the request does not comply with Land Use Goals 5 and 6 of the Comprehensive Master Plan which encourages providing opportunities for developing low density residential areas as a lifestyle choice, and to provide for large lot residential with two distinct land uses, estate homes and Rural Neighborhood Preservation.

Staff Recommendation

Approval of RS on 176-15-601-007, 176-15-601-016 and 176-15-601-017; and denial on parcels 176-15-601-005, 176-15-601-006, and 176-15-601-011. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: AMERICAN WEST DEVELOPMENT
CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,
SUITE 216, LAS VEGAS, NV 89118

DRAFT

02/19/19 PC AGENDA SHEET

BUFFALO & GOMER
(TITLE 30)

GOMER RD/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500242-FORT APACHE HOMES INC., ET AL:

TENTATIVE MAP consisting of 41 single family residential lots and common lots on 7.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Gomer Road (alignment), 300 feet east of Buffalo Drive within Enterprise. JJ/dg/ja (For possible action)

RELATED INFORMATION:

APN:

176-27-101-002 through 176-27-101-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.5
- Number of Lots/Units: 41
- Density (du/ac): 5.6
- Minimum/Maximum Lot Size (square feet): 3,325/7,710 (net and gross the same)
- Project Type: Single family residential development

Site Plans

The plans depict a proposed single family residential development that is directly south of Exploration Peak Park which is the Gomer Road alignment and consists of 41 lots on 7.5 acres for a density of 5.6 dwelling units per acre. The site is not a part of Mountain's Edge Planned Community but is surrounded on the north, west, and southwest with developments that are part of the planned community. All lots will have access to a 43 foot wide private street network with a sidewalk on 1 side of the street. The lots along the southern boundary of the development are a minimum of 7,500 square feet. The development will have 1 access point through a portion of Gomer Road that is proposed to be dedicated.

The east portion of the site is located within a hillside area (slopes greater than 12% and 25%). A preliminary grading plan indicates that the hillside area with slopes greater than 12% will not be disturbed and remain as a natural element for the community. The increased finished grade and

increased wall heights will generally occur along the east and southeast portions of the overall site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Exploration Peak Park
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac) & Major Development Project	R-E (RNP-I) & R-D	Undeveloped & single family residential development
West	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped & communication towers

Related Applications

Application Number	Request
NZC-18-1026	A zone boundary amendment to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-18-1025	A vacation of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. However, since staff does not support the companion request associated with NZC-18-1026, staff cannot support this application.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that 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 Gomer Road and the portion of the cul-de-sac on the applicant's property;
- Provide paved legal access;
- Provide a minimum 40 foot wide private access easement on the east property line for access to APNs 176-27-101-005 and 006.
- Applicant is advised that the minimum street intersection off-set is 125 feet between the intersection of Gomer Road and Avenue "A" and between Street "A" and Avenue "A"; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes;
- Streets shown as Avenue B and Court A shall have the suffix of Court.

Building Department - Fire Prevention

Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0004-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: KB HOMES

CONTACT: THE WLB GROUP, INC., 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

02/19/19 PC AGENDA SHEET

SILVERADO COURT VIII
(TITLE 30)

STARR AVE/FAIRFIELD AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500243-CFT LANDS, LLC:

TENTATIVE MAP consisting of 75 residential lots and common lots on 15.0 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Starr Avenue and the west side of Fairfield Avenue (alignment) within Enterprise. MN/al/ja (For possible action)

RELATED INFORMATION:

APN:
177-33-801-019

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 15
- Number of Lots: 75 (residential)/2 (common element)
- Density (du/ac): 5.0
- Minimum/Maximum Lot Size: 5,217 square feet/11,193 square feet
- Project Type: Single family residential development
- Open Space Required/Provided: Zero square feet/5,371 square feet

Site Plans

The plans depict a single family residential development consisting of 75 lots on 15 acres with a density of 5 dwelling units per acre. The main entrance to the development is a 52 foot wide private street that intersects with Starr Avenue and is approximately 330 feet from the eastern boundary of the site. Placid Street is dedicated to the north of the site and also to the south of Starr Avenue. The plans depict Placid Street terminating into a cul-de-sac at the northern boundary of the site. Access to the lots within the development are provided by 38 foot wide private streets with a 4 foot wide private access easement (sidewalk) located along one side of the street. A private street located on the northeast corner of the project will provide cross access with an approved single family residential development to the east. There are 2 lots along the western boundary of the site that are adjacent parcels in an R-E (RNP-I) zone. These lots are 7,033 square feet and 10,530 square feet in area. To the north of this site is an existing R-E (RNP-I) area. All of the proposed lots within the development that are adjacent to this RNP-I

area exceed 10,000 square feet in area and the rear property lines of the proposed lots are adjacent to the RNP-I area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0055	Reclassify the site to an R-2 zone for a single family residential development	Withdrawn at BCC	June 2018
VS-18-0056	Vacation of easements and rights-of-way	Withdrawn at BCC	June 2018
TM-18-500009	Single family residential subdivision	Withdrawn at BCC	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences & undeveloped parcels
South	Residential Low (up to 3.5 du/ac) & Public Facilities	R-E & P-F	Schorr Elementary School, single family residences & undeveloped parcels
East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcels
West	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residence & undeveloped parcels

Related Applications

Application Number	Request
NZC-18-1028	A nonconforming zone change to reclassify the site to an R-1 zone for a single family residential development is a companion item on this agenda.
VS-18-1029	A vacation of easements and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30; however, staff does not support the companion item to this application, NZC-18-1028. Therefore, staff cannot support this request.

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 continuing aircraft noise and over flights. Future demand for air travel

and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport to meet future air traffic demand.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that 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;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Starr Avenue and all portions of the cul-de-sac that are necessary to provide a complete County approved turnaround on Placid Street;
- Fire Department approval of over-length streets;
- If required by the Regional Transportation Commission, provide a 5 foot by 25 foot bus shelter pad easement behind the sidewalk on Starr Avenue at, or just west of, the Placid Street alignment;
- Prior to the approval of off-site improvement plans, the applicant shall provide a written, notarized letter from the owner of APN 177-33-801-012 approving the proposed access to his or her property;
- The applicant shall grant a perpetual access easement to the owner of APN 177-33-801-012 and his or her successors and assigns to allow unobstructed access to said parcel.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

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

02/19/19 PC AGENDA SHEET

RUMRILL LANDING
(TITLE 30)

RUMRILL ST/MOUNTAINS EDGE PKWY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-18-500244-USA:

TENTATIVE MAP consisting of 39 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Rumrill Street, 300 feet north of Mountain's Edge Parkway within Enterprise. JJ/dg/ja (For possible action)

RELATED INFORMATION:

APN:
176-28-601-001

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots/Units: 39
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,423/7,077 (net and gross the same)
- Project Type: Single family residential development

Site Plans

The plans depict a proposed single family residential development consisting of 41 lots on 4.9 acres for a density of 7.9 dwelling units per acre. The site is not a part of Mountain's Edge Planned Community but is surrounded on the north, east, and south with developments that are part of the planned community. All lots will have access to a 43 foot wide private street network with a sidewalk on 1 side of the street. The development will have 1 access point from Rumrill Street. The increased finished grade and increased wall heights will generally occur along the east and southeast portions of the overall site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Major Development Project (Suburban Residential & Urban Residential)	RUD	Single family residential developments
South	Major Development Project (Suburban Residential)	R-2	Single family residential development
West	Public Facilities	P-F	Reedom Elementary School

Related Applications

Application Number	Request
NZC-18-1030	A nonconforming zone boundary amendment to reclassify from R-E to R-2 zoning for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval is contingent upon approval of NZC-18-1030. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that 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 Rumrill Street.
- Applicant is advised that the off-set between intersections must comply with Title 30.52.052(c); that cross fall streets are a non-standard design that must be approved with a waiver of development standards; that easements may exist on the site that may interfere with the proposed development; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street shown as Rumrill Place is a duplicate and shall have an approved street name with the suffix of Court;
- Streets shown as Rumrill Cove and Rumrill Landing shall have approved suffixes.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0563-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: KB HOME

**CONTACT: PAUL VALENTINE, THE WLB GROUP, INC., 3663 E. SUNSET ROAD,
SUITE 204, LAS VEGAS, NV 89120**

02/19/19 PC AGENDA SHEET

SWC DURANGO & SHELBOURNE
(TITLE 30)

SHELBOURNE AVE/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500003-USA:

TENTATIVE MAP consisting of 50 single family residential lots and common lots on a 10.0 acre portion of a 30.0 acre parcel in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Shelbourne Avenue and Durango Drive within Enterprise. JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:

176-17-601-005 ptn

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10 (portion)/30 (site)
- Number of Lots/Units: 50
- Density (du/ac): 5
- Minimum/Maximum Lot Size: 4,050 square feet/14,150 square feet
- Project Type: Single family residential development

The site plan depicts a single family residential development consisting of 50 lots with a density of 5 dwelling units per acre. This site is the northeastern 10 acre portion of a 30 acre parcel that was purchased at auction from the Bureau of Land Management (BLM). Access to the northern 45 lots is provided by a 63 foot wide private street with a gated entrance from Shelbourne Avenue. The 5 remaining lots are accessed from a non-gated 42 foot wide private street intersection with Durango Drive, near the southeast portion of the site. An existing drainage channel traverses the site from southwest to northeast and bifurcates the two residential sections of the subdivision. Streets within the subdivision are 42 foot wide private streets with a 4 foot wide sidewalk on one side of the streets.

Landscaping includes a 6 foot wide landscape strip with attached sidewalks along Shelbourne Avenue with Mondel Pine and Chinese Pistache trees spaced 30 feet on center. Glossy Privet trees are spaced 20 feet on center within 6 foot wide landscape strips on both sides of the private street entrance from Shelbourne Avenue. Along Durango Drive, Model Pine and Chinese Pistache trees are shown alternating on each side of a detached sidewalk. However, an

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approximately 150 foot long portion of the street frontage along Durango Drive is encumbered by the existing drainage channel and easement. As a result, no trees will be planted in the easement, but the area will still be enhanced with shrubs and groundcover.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0686	Vacated and abandoned easements	Approved by BCC	November 2018
ZC-0042-11	Reclassified the site from R-E to P-F zoning for an existing flood control facility and a park (trailhead)	Approved by BCC	April 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood & Major Development Project (Rhodes Ranch)	C-1 & R-2	Undeveloped & single family subdivision
South	Commercial Neighborhood & Public Facility	R-E & P-F	Undeveloped
East	Commercial Neighborhood & Office Professional	C-P, C-1 & R-2	Office buildings & single family subdivision
West	Residential Suburban (up to 8 du/ac)	R-2	Approved for a single family subdivision

The subject site and surround parcels are located in the PFNA area.

Related Applications

Application Number	Request
NZC-19-0005	A nonconforming zone change to reclassify a 10 acre portion of a 30 acre parcel from P-F to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
VS-19-0004	A vacation and abandonment of easements of interest to Clark County 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 is contingent on approval of NZC-19-0005. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that 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 45 feet to the back of curb for Durango Drive, 25.5 feet for Shelbourne Avenue, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), provide a 5 foot by 25 foot bus shelter pad easement behind the sidewalk on the west side of Durango Drive, just south of, or as close as practical to, Shelbourne Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

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

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@cleanwaterteam.com and reference POC Tracking #0457-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CENTURY COMMUNITIES OF NEVADA
CONTACT: LARRY BITTON, HORROCKS ENGINEERS, 1401 N. GREEN VALLEY
PARKWAY, SUITE 160, HENDERSON, NV 89074

DRAFT

DATE: 11/11/11
PAGE: 12
TOTAL: 12

02/19/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

HAVEN ST/ELDORADO LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-1018-AFRIDI, ROMMAN KHAN:

VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Eldorado Lane and Maulding Avenue (alignment) within Enterprise (description on file). MN/jvm/ma (For possible action)

RELATED INFORMATION:

APN:
177-09-202-006

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

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of 33 foot wide patent easements on the north, south and east, as well as a 3 foot wide easement on the west side of APN: 177-09-202-006. The applicant states that the easements are not needed for roadway purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1479-07	Vacated easements - expired	Approved by PC	February 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single Family Residential
West	Commercial Tourist	H-1	Shopping Center

STANDARDS FOR APPROVAL:

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

8E

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Haven Street;
- 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 this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-18-1018; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/right-of-ways are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading; and that it is maintained by fee owner.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROMMAN KHAN AFRIDI

CONTACT: JAMES TODD STOVALL, STOVALL SURVEYING, LLC, 7065 W. ANN ROAD, SUITE 130-338, LAS VEGAS, NV 89130

02/19/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

GOMER RD/BUFFALO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-1025-FORT APACHE HOMES INC., ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Gomer Road (alignment) and Le Baron Avenue (alignment), and between Buffalo Drive and Monte Cristo Way (alignment) within Enterprise (description on file). JJ/dg/ja (For possible action)

RELATED INFORMATION:

APN:
176-27-101-002 through 176-27-101-004

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

This application is a request to vacate and abandon 33 foot wide patent easements along all property lines of the development site. The applicant states that the patent easements are not needed for roadway or utility purposes so the vacation will not affect surrounding properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Exploration Peak Park
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac) & Major Development Project	R-E (RNP-I) & R-D	Undeveloped & single family residential development
West	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped & communication towers

Related Applications

Application Number	Request
NZC-18-1026	A zone boundary amendment to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-18-500242	A tentative map for a single family residential subdivision is a companion item on this agenda.

RE

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Gomer Road and the portion of the cul-de-sac on the applicant's property;
- Provide a minimum 40 foot wide private access easement on the east property line for access to APNs 176-27-101-005 and 006;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: KB HOMES

CONTACT: THE WLB GROUP, INC., 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

02/19/19 PC AGENDA SHEET

EASEMENTS AND RIGHTS-OF-WAY
(TITLE 30)

STARR AVE/FAIRFIELD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-1029-CFT LANDS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Starr Avenue and Terrill Avenue and between La Cienega Street and Fairfield Avenue (alignment); and portions of a rights-of-way being Terrill Avenue located between La Cienega Street and Fairfield Avenue (alignment) and Fairfield Avenue located between Terrill Avenue and Starr Avenue within Enterprise (description on file). MN/al/ja (For possible action)

RELATED INFORMATION:

APN:
177-33-801-011, 012, & 019

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a single family residential development. The request is to vacate easements and rights-of-way that the applicant indicates are not necessary for the development of the area, or are in conflict with the design of the proposed residential development. All necessary easements and rights-of-way will be provided with the future recording of the subdivision map.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0055	Reclassify the site to an R-2 zone for a single family residential development	Withdrawn at BCC	June 2018
VS-18-0056	Vacation of easements and rights-of-way	Withdrawn at BCC	June 2018
TM-18-500009	Single family residential subdivision	Withdrawn at BCC	June 2018

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences & undeveloped parcels
South	Residential Low (up to 3.5 du/ac) & Public Facilities	R-E & P-F	Schorr Elementary School, single family residences & undeveloped parcels
East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcels
West	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residence & undeveloped parcels

Related Applications

Application Number	Request
NZC-18-1028	A nonconforming zone change to reclassify the site to an R-1 zone for a single family residential development is a companion item on this agenda.
TM-18-500243	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 55 feet to the back of curb for Starr Avenue and all portions of the cul-de-sac that are necessary to provide a complete County approved turnaround on Placid Street;
- Prior to the approval of off-site improvement plans, the applicant shall provide a written, notarized letter from the owner of APN 177-33-801-012 approving the proposed access to his or her property;
- The applicant shall grant a perpetual access easement to the owner of APN 177-33-801-012 and his or her successors and assigns to allow unobstructed access to said parcel;
- 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 this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: AMERICAN WEST DEVELOPMENT, INC.

**CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,
SUITE 216, LAS VEGAS, NV 89118**

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02/19/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SHELBOURNE AVE/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0004-USA:

VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Camero Avenue (alignment) and between Durango Drive and Bonita Vista Street (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:
176-17-601-005 ptn

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of various easements in conjunction with a proposed single family subdivision. An existing drainage channel traverses the site from the southwest to the northeast, and the subdivision is proposed on both sides of the drainage channel.

Easements to be vacated include a blanket drainage easement over the entire parcel and a 100 foot wide drainage easement. Additional easements to be vacated include the westerly 30 feet of the site (BLM grant for Bonita Vista Street), the southerly 4.5 feet of the BLM grant for Shelbourne Avenue adjacent to the north side of the site, the spandrel at Shelbourne Avenue and Durango Drive, and the westerly 5 feet of Durango Drive.

According to the applicant, the vacation and abandonment of the easements will facilitate development of the parcel, and all necessary easements will be rededicated with the subdivision project.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0686	Vacated and abandoned easements	Approved by BCC	November 2018
ZC-0042-11	Reclassified the site from R-E to P-F zoning for an existing flood control facility and a park (trailhead)	Approved by BCC	April 2011

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood & Major Development Project (Rhodes Ranch)	C-1 & R-2	Undeveloped & single family subdivision
South	Commercial Neighborhood & Public Facility	R-E & P-F	Undeveloped
East	Commercial Neighborhood & Office Professional	C-P, C-1, & R-2	Office buildings & single family subdivision
West	Residential Suburban (up to 8 du/ac)	R-2	Approved for a single family subdivision

Related Applications

Application Number	Request
NZC-19-0005	A nonconforming zone change to reclassify a 10 acre portion of a 30 acre parcel from P-F to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
TM-19-500003	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive, 25.5 feet for Shelbourne Avenue, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), provide a 5 foot by 25 foot bus shelter pad easement behind the sidewalk on the west side of Durango Drive, just south of, or as close as practical to, Shelbourne Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-19-0004; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

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

**APPLICANT: CENTURY COMMUNITIES OF NEVADA
CONTACT: LARRY BITTON, HORROCKS ENGINEERS, 1401 N. GREEN VALLEY
PARKWAY, SUITE 160, HENDERSON, NV 89074**

02/19/19 PC AGENDA SHEET

WALL SIGN WITH ANIMATION
(TITLE 30)

DEAN MARTIN DR/VARENNA RIDGE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-1016-SCHOOL BOARD OF TRUSTEES:

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a proposed animated sign (electronic message unit) and an existing residential use.

DESIGN REVIEW for a proposed wall sign with animation (electronic message unit) in conjunction with an existing public school (elementary) on 13.0 acres in a P-F (Public Facility) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community.

Generally located on the east side of Dean Martin Drive, 100 feet south of Varenna Ridge Avenue within Enterprise. JJ/md/ma (For possible action)

RELATED INFORMATION:

APN:
177-32-301-007

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation between a proposed animated sign (electronic message unit) and an existing residential development to 160 feet where 200 feet is required per table 30.72-1 (a 20% reduction).

LAND USE PLAN:

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) -- PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 10926 Dean Martin Drive
- Site Acreage: 13
- Project Type: Wall sign with animation
- Sign Height (feet): 5
- Square Feet: 32 (animated portion)/42.5 (overall)

Site Plans

The plans depict an existing public school (elementary) located on a 13 acre site consisting of 4 buildings with a total area of 90,896 square feet. A proposed wall sign with animation (no video

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 messages) will be mounted on the north elevation of the building containing the kindergarten wing. Access to the site is granted via existing driveways located along Dean Martin Drive.

Signage

The plans depict a proposed wall mounted sign with an overall area of 42.5 square feet. The animated portion of the sign measures 32 square feet and features an electronic message unit. No video messages will be displayed on the sign.

Applicant's Justification

The proposed sign will be mounted on the north elevation of the kindergarten wing, and face north. The sign will be located approximately 605 feet from the existing residential development to the north and 160 feet from the residential development to the west. The applicant is requesting the sign to be located on the building in order to be visible to vehicles and pedestrians entering the school from Dean Martin Drive. Although the sign is within 200 feet of a residential development, it will not face the residential properties. The sign will be utilized to identify the school and convey information to parents and students regarding school events and functions. The sign will not display video message units.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0686-16	Reclassified the project site from C-1 to a P-F zone for a public school (elementary)	Approved by BCC	November 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
South	Major Development Project - Residential Medium	R-3	Compact single family residential development
East*	Commercial Tourist	H-1	Undeveloped
West	Major Development Project - Residential Medium	R-2	Single family residential development

*Immediately to the east in Interstate 15

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 and Design Review

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The intent of the separation requirement between an animated sign and residential development is to ensure signs of this nature do not negatively impact existing single family residences. The proposed wall sign is mounted on the north elevation of the building, oriented away from the existing single family residences to the west across Dean Martin Drive. The proposed sign will not feature any blinking, flashing, or scrolling messages. Staff finds the existing mature landscaping consisting of medium and large trees, located along the west side of Dean Martin Drive, provides adequate screening and buffering from the proposed sign and mitigates any impact the sign may have on the single family residences. Staff also finds the design and location of the sign should have minimal to no impact on the single family residences within the surrounding area; therefore, recommends approval of the requests.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT
CONTACT: CHRIS DINGELL, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV
89074

02/20/19 BCC AGENDA SHEET

LIGHTING AND SIGNAGE
(TITLE 30)

SILVERADO RANCH BLVD/FAIRFIELD AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0018-SILVERADO GALLERY, LLC:

DESIGN REVIEWS for the following: 1) lighting; and 2) signage in conjunction with a commercial complex on 2.0 acres in a C-1 (Local Business) Zone.

Generally located on the southwest corner of Silverado Ranch Boulevard and Fairfield Avenue within Enterprise. MN/al/ma (For possible action)

RELATED INFORMATION:

APN:
177-28-503-002

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: 335 E. Silverado Ranch Boulevard
- Site Acreage: 2
- Project Type: Lighting and comprehensive sign plan for a commercial complex

History & Site Plan

The plan depicts a commercial complex consisting of 2 buildings. This request is for a lighting and comprehensive sign plan for the commercial complex. WS-0224-14 was approved by the Board of County Commissioners in June 2014 for the commercial complex with a condition for a design review as a public hearing for lighting and signage. Building permits were issued and the 2 buildings have been constructed. Building A is a linear building oriented east/west along the south property line. Building B is a rectangular building located on a pad site in the northeast portion of the site. A drive-thru lane wraps around the east and north sides of Building B, adjacent to Fairfield Avenue and Silverado Ranch Boulevard. Two vehicular driveways provide ingress/egress for the site, and each entrance has enhanced paving. One driveway provides access to Silverado Ranch Boulevard, and the second driveway provides access to Fairfield Avenue. In addition to the buildings being constructed, lighting fixtures have also been installed on the site, and building permits have been issued for a freestanding sign and some wall signs. The building permits for lighting and signage were issued in error and should not have been approved without the approval of the required design review for lighting and signage. The applicant had requested

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a final inspection for the complex, and it was determined that the required design review for lighting and signage had not been submitted.

Lighting

All light fixtures on the site are existing. Lighting for the project consists of 8 pole mounted light fixtures within the parking lot and wall mounted lighting on the 2 buildings. The pole mounted light fixtures within the parking lot are approximately 25 feet in height and are shielded. The closest pole mounted light fixture to the existing residential development to the south is set back approximately 100 feet from the south property line. All of the parking lot light fixtures are screened from the residential development to the south by Building A. The plans depict wall mounted light fixtures on all sides of the 2 buildings. The wall mounted light fixtures on the south side of Building A are located above the rear doors to the lease spaces (12 light fixtures) and are shielded. Additionally, these light fixtures are screened from the residential development to the south by a block wall and an intense landscape buffer.

Signage

The sign plans consist of existing and proposed signage for the commercial complex. There is an existing freestanding sign located along Silverado Ranch Boulevard on the west side of the driveway. This freestanding sign is 25 feet in height, approximately 160 square feet in area, and has a color scheme to match the buildings. The freestanding sign consists of an internally illuminated cabinet. The plans depict existing and proposed wall signs located on the north, east, and west sides of the buildings. No wall signs are located on the south sides of the buildings, which face an existing single family residential development. The plans indicate the wall signs are located on the parapet wall above the entrance to the lease spaces. The plans indicate each of the wall signs will be 45 square feet to 56 square feet in area. The wall signs will consist of internally illuminated channel letters.

Applicant's Justification

The applicant indicates that the lighting was installed in compliance with Clark County Codes and will not have a negative impact on adjacent properties. The signage will comply with the requirements of Title 30 and is consistent and compatible to signage that has been provided for other commercial development in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0224-14 (ET-0084-16)	First extension of time to commence a waiver of development standards to allow vehicular access to a local street and a design review for a commercial complex	Approved by BCC	September 2016
WS-0224-14	Allowed vehicular access to a local street with a design review for a commercial complex	Approved by BCC	June 2014
UC-0892-08	Financial services specified (check cashing) – expired	Approved by PC	October 2008
WS-0974-07	Commercial complex – expired	Approved by BCC	October 2007

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0123-07	Reclassified the site from R-E to C-1 zoning with a design review for a commercial complex	Approved by BCC	March 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 du/ac to 32 du/ac)	R-4 & C-2	Multi-family development & shopping center
South	Residential Medium (3 du/ac to 14 du/ac) & Public Facilities	RUD & P-F	Single family residential subdivision & Hummel Elementary School
East	Commercial General	C-2	Shopping center
West	Commercial Neighborhood	C-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning****Design Review #1**

The plans indicate that all of the lighting fixtures will be shielded and/or directed away from the adjacent residential uses. Staff finds the lighting plan complies with Urban Specific Policy 15 of the Comprehensive Master Plan, which states that lighting design should be sensitive to off-site residential uses. This policy also encourages all light sources to be shielded to direct light away from residential uses. Therefore, staff can support this design review.

Design Review #2

The proposed signage is consistent with other commercial developments in the area, and complies with Urban Specific Policy 20, which encourages signage to be compatible with surrounding development. Therefore, staff can support this design review.

Staff Recommendation**Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: REZA ALAIE

CONTACT: REZA ALAIE, REZA DESIGN & CONSTRUCTION, P.O. BOX 81873, LAS VEGAS, NV 89180

DRAFT