



# Enterprise Town Advisory Board

Windmill Library  
7060 W. Windmill Lane  
Las Vegas, NV 89113  
February 27, 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 Carmen Hayes at 702-371-7991 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

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Board Members: Jenna Waltho – Chair  
Paul Nimsuwan  
Kendal Weisenmiller

Barris Kaiser – Vice Chair  
David Chestnut

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

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

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- 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 February 13, 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 February 27, 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)

VI. Planning & Zoning

1. **WS-19-0038-CONNALLY, LISA D. & LEON G. TRUST, ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a driveway within a corner radius; and 2) increase the amount of driveways in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the southeast corner of Meranto Avenue and Montessouri Street within Enterprise. JJ/jor/ja (For possible action) **03/05/19 PC**
2. **ET-18-400254 (NZN-0449-15)-HAFEN I, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setback for proposed gates; and 2) cross access and shared parking easements.  
**DESIGN REVIEW** for an outside storage yard. Generally located on the west side of Bronco Street, 300 feet south of Pebble Road within Enterprise (description on file). JJ/tk/dg/ja (For possible action) **03/06/19 BCC**
3. **TM-19-500018-WINDMILL ACRES, LLC:**  
**TENTATIVE MAP** consisting of 30 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Windmill Lane and the west side of Edmond Street within Enterprise. JJ/pb/ja (For possible action) **03/06/19 BCC**
4. **VS-19-0067-WINDMILL ACRES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Mistral Avenue, and between Edmond Street and Joyful Music Street within Enterprise (description on file). JJ/pb/ja (For possible action) **03/06/19 BCC**
5. **ZC-19-0064-WINDMILL ACRES, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative residential driveway geometrics.  
**DESIGN REVIEW** for a single family residential development. Generally located on the south side of Windmill Lane and the west side of Edmond Street within Enterprise (description on file). JJ/pb/ja (For possible action) **03/06/19 BCC**

6. **DR-19-0084-USA & COUNTY OF CLARK (RPM) LEASE:**  
**DESIGN REVIEW** for an air quality monitoring station and associated monitoring tower within an existing park on a portion of 225.0 acres in a P-F (Public Facility) Zone. Generally located on the south side of Mountains Edge Parkway and the west side of Buffalo Drive within Enterprise. JJ/md/ja (For possible action) **03/19/19 PC**
  
7. **NZC-19-0075-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 29.1 acres from R-E (Rural Estates Residential) (AE 60 and AE 65) Zone, C-P (Office and Professional) (AE 60 and AE 65) Zone, and H-2 (General Highway Frontage) (AE 60 and AE 65) Zone to M-D (Designed Manufacturing) (AE 60 and AE 65) Zone in the MUD-2 Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive off-site improvements; and **2)** reduce throat depth.  
**DESIGN REVIEWS** for the following: **1)** increase finished grade; and **2)** office/warehouse complex. Generally located on the southeast corner of Valley View Boulevard and Mesa Verde Lane within Enterprise (description on file). MN/jt/ja (For possible action) **03/19/19 PC**
  
8. **TM-19-500023-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** for a commercial subdivision on 29.1 acres in an M-D (Designed Manufacturing) Zone in the MUD-2 Overlay District. Generally located on the southeast corner of Valley View Boulevard and Mesa Verde Lane within Enterprise. MN/jt/ja (For possible action) **03/19/19 PC**
  
9. **UC-19-0082-REAL EQUITIES, LLC:**  
**USE PERMIT** for a banquet facility in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/al/ja (For possible action) **03/19/19 PC**
  
10. **VS-19-0034-TRACY INVESTMENTS INC., ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Eldorado Lane and Robindale Road and between Haven Street and Rancho Destino Road, and a portion of right-of-way being Maulding Avenue located between Haven Street and Rancho Destino Road, within Enterprise (description on file). MN/jvm/ja (For possible action) **03/19/19 PC**
  
11. **VS-19-0083-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Mesa Verde Lane and Blue Diamond Road, a portion of a right-of-way being Valley View Boulevard located between Mesa Verde Lane and Blue Diamond Road, and a portion of right-of-way being Dean Martin Drive located between Mesa Verde Lane and Blue Diamond Road within Enterprise (description on file). MN/jt/ja (For possible action) **03/19/19 PC**
  
12. **VS-19-0086-MDC LV I, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wagon Trail Avenue and the 215 Beltway, and between Ullom Drive and Arville Street within Enterprise (description on file). MN/tk/ja (For possible action) **03/19/19 PC**

13. **VS-19-0096-DIAMOND DECATUR LIMITED:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Le Baron Avenue and Pyle Avenue and between Decatur Boulevard and Ullom Drive within Enterprise (description on file). JJ/tk/ja (For possible action) 03/19/19 PC
14. **VS-19-0107-TELLER:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Monte Cristo Way and Buffalo Drive, and between Gomer Road (alignment) and Richmar Avenue (alignment) and a portion of right-of-way being Gary Avenue located between Monte Cristo Way and Pioneer Way (alignment) and a portion of right-of-way being Pioneer Way located between Gary Avenue and Gomer Road (alignment) within Enterprise (description on file). JJ/dg/ja (For possible action) 03/19/19 PC
15. **ET-19-400010 (NZC-0024-16)-AMERICAN WEST DEVELOPMENT INC.:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 33.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the MUD-3 Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased building height; 2) increased wall height; 3) full off-site improvements (Pebble Road); 4) allow non-standard improvements; and 5) reduced street intersection off-set.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located on the south side of Pebble Road and west side of Torrey Pines Drive within Enterprise (description on file). JJ/tk/ja (For possible action) 03/20/19 BCC
16. **ET-19-400013 (VS-0803-16)-LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Meranto Avenue (alignment) and Gary Avenue (alignment), and between Conquistador Street (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/sv/ja (For possible action) 03/20/19 BCC
17. **ET-19-400015 (NZC-0858-15)-CENTURY COMMUNITIES NEVADA, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 18.1 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modified landscape provisions specific to wall heights; and 2) increased wall height.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located on the east side of Seeliger Street and the north and south sides of Cougar Avenue (alignment) within Enterprise (description on file). JJ/sv/ja (For possible action) 03/20/19 BCC
18. **ET-19-400017 (UC-0553-16)-AFFILIATE INVESTMENTS, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: 1) retail center; 2) convenience store; 3) reduce the setback from a convenience store to a residential use; 4) reduce the setback from a service station to a residential use; 5) reduce the separation from an automobile maintenance facility to a residential use; and 6) reduce the separation from an automobile repair facility to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative street landscaping; and 2) non-standard commercial driveway access and separations.  
**WAIVERS OF CONDITIONS** of a zone change (ZC-0269-05) requiring a minimum 10 foot wide landscaping along rights-of-way; and of a zone change (ZC-1584-98) requiring the following: 1) no loading areas adjacent to or visible from Ford Avenue; 2) no loading docks within 100 feet of a residential use; 3) on-site lighting to consist

of low-sodium, inward directed features to be included in each design review; 4) A-1 landscaping along all major street frontages; 5) B-2 landscaping along minor street frontages; 6) A-2 landscape buffer adjacent to any existing residential developments; 7) master studies to address the entire 91 acre development prior to the issuance of any permits or subdivision mapping, whichever occurs first; 8) traffic study to evaluate the surrounding roadway network, including potential railroad/rail spur/roadway conflicts, the possible realignment of Jones Boulevard, and railroad crossing participation; and 9) 30 feet for Ford Avenue west of Edmond Street and a portion of a knuckle at Edmond Street.

**DESIGN REVIEW** for a retail center with a convenience store, service station, and auto repair facility on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/nr/ja (For possible action) **03/20/19 BCC**

19. **ET-19-400018 (VS-0552-16)-AFFILIATE INVESTMENTS, LLC:**  
**VACATE AND ABANDON SECOND EXTENSION OF TIME** for easements of interest to Clark County located between Blue Diamond Road and Ford Avenue, and between Mohawk Street and Edmond Street in an M-D (Designated Manufacturing) Zone in the MUD-3 Overlay District within Enterprise (description on file). JJ/nr/ja (For possible action) **03/20/19 BCC**
20. **ET-19-400019 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for the following: 1) day care facility; and 2) restaurant.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative street landscaping (Edmond Street); and 2) uses not within a permanent enclosed building (retail kiosks).  
**DESIGN REVIEW** for a retail center with a day care facility and restaurant on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/nr/ja (For possible action) **03/20/19 BCC**
21. **TM-19-500031-L H VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 136 single family residential lots and common lots on 22.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Montessori Street and the north side of Wigwam Avenue within Enterprise. JJ/al/xx (For possible action) **03/20/19 BCC**
22. **UC-19-0106-MAJESTIC ENTPRS HOLDINGS, LLC:**  
**USE PERMITS** for the following: 1) fairground; 2) recreational facility (concerts, musical festivals, food festivals, sport events, and other outdoor special events) with accessory food, beverage, retail sales, and on-premises consumption of alcohol; and 3) deviations as shown per plans on file.  
**DEVIATIONS** for the following: 1) alternative parking lot design; 2) waive landscaping; and 3) all other deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: 1) parking lot; 2) fairground; and 3) recreational facility in conjunction with the Silverton Resort Hotel on 32.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the south side of Blue Diamond Road and the east side of Dean Martin Drive within Enterprise. JJ/al/ja (For possible action) **03/20/19 BCC**
23. **VS-19-0102-L H VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Shelbourne Avenue and Wigwam Avenue, and between Rainbow Boulevard and Belcastro Street (alignment) within Enterprise (description on file). JJ/al/xx (For possible action) **03/20/19 BCC**

24. **WC-19-400016 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:**  
**WAIVERS OF CONDITIONS** of a use permit requiring the following: **1)** landscaping per plans on file; and **2)** retail kiosks to be located per plans in conjunction with an approved retail center, day care facility, and restaurant on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/dg/ja (For possible action) **03/20/19 BCC**
25. **WC-19-400021 (NZC-0583-17)-L H VENTURES, LLC:**  
**WAIVERS OF CONDITIONS** of a zone change for the following: **1)** per revised plans; **2)** limited to 39 lots; **3)** minimum lot size to be 5,200 square feet; **4)** full off-site improvements; and **5)** right-of-way dedication to include 35 feet to back of curb for Wigwam Avenue, 30 feet for Montessori Street, 30 feet for Camero Avenue, and associated spandrels for an approved single family residential development on 7.2 acres in an R-2 (Medium Density Residential) Zone. Generally located between Wigwam Avenue and Camero Avenue and the east side of Montessori Street (alignment) within Enterprise. JJ/al/xx (For possible action) **03/20/19 BCC**
26. **WS-19-0097-AFFILIATE INVESTMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEW** for a retail center with a day care facility and automobile maintenance on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/dg/xx (For possible action) **03/20/19 BCC**
27. **ZC-19-0101-L H VENTURES LLC:**  
**ZONE CHANGE** to reclassify 15.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative yards; **2)** landscaping and screening; **3)** off-site improvements (curbs, gutters streetlights, sidewalks, and partial paving); and **4)** street intersection off-set.  
**DESIGN REVIEW** for a single family residential development on 22.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Montessori Street and the north side of Wigwam Avenue within Enterprise (description on file). JJ/al/xx (For possible action) **03/20/19 BCC**

VII. General Business

1. None

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board'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: March 13, 2019

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



Applicant requested holds:

18. TM-19-500018-WINDMILL ACRES, LLC: Applicant has requested a hold to February 27, 2019 Enterprise TAB meeting.
19. VS-19-0067-WINDMILL ACRES, LLC: Applicant has requested a hold to February 27, 2019 Enterprise TAB meeting.
21. WS-19-0022-JONES 215, LLC: Applicant has requested a hold to March 13, 2019 Enterprise TAB meeting.
25. ZC-19-0064-WINDMILL ACRES, LLC: Applicant has requested a hold to February 27, 2019 Enterprise TAB meeting.

Related applications:

2. ET-18-400259 (WS-0640-16)-32 ACRES, LLC:
3. UC-18-0885-32 ACRES, LLC:
4. NZC-19-0060-MOTOR HOLDINGS, LLC:
5. TM-19-500017-MOTOR HOLDINGS, LLC:
6. UC-19-0061-MOTOR HOLDINGS, LLC:
8. UC-19-0076-MOTOR HOLDINGS, LLC:
10. VS-19-0063-MOTOR HOLDINGS, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
  - Meet and greet with District A Commissioner Michael Naft and District F Commissioner Justin Jones at 5:30pm on Tuesday February 26, 2019 at Desert Breeze Community Center, 8275 Spring Mountain Road. A meet and greet in Enterprise will be scheduled in the future for the Commissioners.

VI. Planning & Zoning

1. **UC-18-0923-BUFFALO GOMER, LLC, ET AL & SCHELL. WILLIAM & PATRICIA FAMILY TRUST: HOLDOVER 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) **02/05/19 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

2. **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. MN/tk/ja (For possible action) **02/06/19 BCC**

Motion by Barris Kaiser

Action: **APPROVE**

Per staff conditions

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

3. **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-I 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 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

4. **NZC-19-0060-MOTOR HOLDINGS, LLC:**

**ZONE CHANGE** to reclassify 2.1 acres from R-E (Rural Estates Residential) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone and M-D (Designed Manufacturing) (AE-65) Zone.

**DESIGN REVIEW** for a proposed office/warehouse building and a proposed retail building. Generally located on the north side of Warm Springs Road and the west side of Windy Street within Enterprise (description on file). MN/pb/ja (For possible action) **03/05/19 PC**

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;
- Increase the fenestrations on the south and west building elevations;

Per staff conditions.

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

5. **TM-19-500017-MOTOR HOLDINGS, LLC:**  
**TENTATIVE MAP** for an industrial/commercial subdivision on 2.1 acres in a C-2 (General Commercial) (AE-65) Zone and M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road and the west side of Windy Street within Enterprise. MN/pb/ja (For possible action) **03/05/19 PC**

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

6. **UC-19-0061-MOTOR HOLDINGS, LLC:**  
**USE PERMIT** for a proposed marijuana establishment (cultivation) in conjunction with a proposed office/warehouse building on a 1.0-acre portion of a 2.1-acre parcel in a M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/pb/ja (For possible action) **03/05/19 PC**

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

7. **UC-19-0073-WOUDA-GOTTO, CHRISTINE:**  
**USE PERMITS** for the following:

- 1) allow an accessory structure to exceed one-half of the footprint of the principal building;
- 2) allow an accessory structure not architecturally compatible with the principal building; and
- 3) waive design standards

on 0.6 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the south side of Ford Avenue, 200 feet east of Miller Lane within Enterprise. JJ/sd/ja (For possible action) **03/05/19 PC**

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

8. **UC-19-0076-MOTOR HOLDINGS, LLC:**  
**USE PERMIT** for a proposed marijuana establishment (production) in conjunction with a proposed office/warehouse building on a 1.0-acre portion of a 2.1-acre parcel in a M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/pb/ja (For possible action) **03/05/19 PC**

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

9. **VS-19-0035-BOUQUET, INC.:**  
**VACATE AND ABANDON** a portion of right-of-way being Dean Martin Drive located between Cactus Avenue and Conn Avenue (alignment) and a portion of Cactus Avenue located

between Dean Martin Drive and Polaris Avenue within Enterprise (description on file). JJ/sv/ma  
(For possible action) **03/05/19 PC**

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

10. **VS-19-0063-MOTOR HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Capovilla Avenue, and between Windy Street and 1-15 within Enterprise (description on file). MN/pb/ja (For possible action) **03/05/19 PC**

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

11. **WS-19-0023-RBM TRUST & MILLER, RAYMOND A. & BARBARA A. TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a proposed single family residential lot to have direct access to a collector street (Cimarron Road); and 2) reduce gross lot area in conjunction with a proposed single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the southeast corner of Cimarron Road and Ford Avenue within Enterprise. JJ/sd/ja (For possible action) **03/05/19 PC**

Motion by David Chestnut  
Action: **APPROVE** Waivers of Development Standards #1  
**DENY**: Waivers of Development Standards #2  
Per staff if approved conditions.  
Motion **PASSED** (5-0) /Unanimous

12. **WS-19-0037-DENT II, LLC, ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for security fencing for outside storage in conjunction with a single business within an existing office/warehouse complex on 5.6 acres in an M-D (Design Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the south side of Ford Avenue and the west side of Lindell Road within Enterprise. JJ/sd/ma (For possible action) **03/05/19 PC**

Motion by Kendal Weisenmiller  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

13. **WS-19-0038-CONNALLY, LISA D. & LEON G. TRUST, ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) allow a driveway within a corner radius; and
- 2) increase the amount of driveways

in conjunction with an existing single-family residence on 0.6 acres in an R-E (Rural Estates Residential) RNP-1 Zone. Generally located on the southeast corner of Meranto Avenue and Montessori Street within Enterprise. JJ/jor/ja (For possible action) **03/05/19 PC**

Motion by Kendal Weisenmiller  
Action: **HOLD** to Enterprise TAB meeting on February 27, 2019 to determine if changes

presented require a new or different waiver of development standards  
Motion **PASSED** (5-0) / Unanimous

14. **WS-19-0049-SKYLINE RIDGE HOMEOWNERS ASSOCIATION:**  
**WAIVER OF DEVELOPMENT STANDARDS** for a project identification sign not at the primary entrance of a single-family residential subdivision on 0.2 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Reynolds Spring Street, 200 feet north of Ford Avenue within Enterprise. JJ/rk/ma (For possible action) **03/05/19 PC**

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

15. **WS-19-0053-OLYMPIA STORAGE SYSTEMS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) allow a freestanding sign along a freeway;
- 2) increase sign height; and
- 3) increase sign area.

**DESIGN REVIEW** for an on-premises freestanding sign in conjunction with an approved mini warehouse complex on 4.7 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Robert Trent Jones Lane and the west side of I-15 within Enterprise. JJ/rk/rna (For possible action) **03/05/19 PC**

Motion by Paul Nimsuwan  
Action: **DENY**  
Motion **PASSED** (5-0) / Unanimous

16. **ET-18-400254 CNZC-0449-15)-HAFEN I, LLC:**  
**ZONE CHANGE FRIST EXTENSION OF TIME** to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) reduced setback for proposed gates; and
- 2) cross access and shared parking easements.

**DESIGN REVIEW** for an outside storage yard. Generally located on the west side of Bronco Street, 300 feet south of Pebble Road within Enterprise (description on file). JJ/tk/dg/ja (For possible action) **03/06/19 BCC**

Motion by Jenna Waltho  
Action: **HOLD** to Enterprise TAB meeting on February 27, 2019, due to applicant no show  
Motion **PASSED** (5-0) / Unanimous

17. **ET-18-400274 CUC-2093-96)-CAPSTONE CHRISTIAN SCHOOL:**  
**USE PERMITS SIXTH EXTENSION OF TIME** to complete the following:

- 1) a temporary batch plant; and
- 2) additions to an existing temporary sand and gravel mining (gravel pit) operation including temporary associated equipment storage and stockpiling areas all in conjunction with a previously approved, privately funded storm water detention basin and future construction projects.

**VARIANCES** for the following:

- 1) permit a previously approved privately funded, below grade storm water detention basin; and

2) permit a temporary construction trailer on 58.8 acres in a P-F (Public Facility) Zone and an R-2 (Residential Suburban) Zone. Generally located on the north side of Cactus Avenue and the east side of Amigo Street within Enterprise. MN/tk/rna (For possible action) **03/06/19 BCC**

Motion by Kendal Weisenmiller

Action: **APPROVE**

**CHANGE** Current Planning Bullet #1 to Read:

- Until December 31, **2024** to complete  
Per staff if approved conditions
- 

Motion **PASSED** (4-1) / Barris Kaiser-Nay

18. **TM-19-500018-WINDMILL ACRES, LLC:**

**TENTATIVE MAP** consisting of 30 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Windmill Lane and the west side of Edmond Street within Enterprise. JJ/pb/ja (For possible action) **03/06/19 BCC**

Applicant requested a **HOLD** to February 27, 2019 Enterprise TAB meeting.

19. **VS-19-0067-WINDMILL ACRES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Mistral Avenue, and between Edmond Street and Joyful Music Street within Enterprise (description on file). JJ/pb/ja (For possible action) **03/06/19 BCC**

Applicant requested a **HOLD** to February 27, 2019 Enterprise TAB meeting.

20. **WS-18-0473-L V SILVERADO WEST, LLC:**

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

- 1) allow freestanding signs;
- 2) reduce the separation from a proposed project identification sign to a proposed freestanding sign;
- 3) increased area of proposed project identification sign; and
- 4) reduce setback from a right-of-way to proposed freestanding signs.

**DESIGN REVIEW** for a comprehensive sign plan in conjunction with an apartment complex currently under development on 19.8 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Gilespie Street within Enterprise. MN/dg/ja (For possible action) **03/06/19 BCC**

Motion by Kendal Weisenmiller

Action: **APPROVE** per staff conditions.

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

21. **WS-19-0022-JONES 215, LLC:**

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

- 1) increase the height of a freestanding sign;
- 2) increase sign area for a freestanding sign; and
- 3) increase animation area for a freestanding sign.

**DESIGN REVIEW** for a proposed freestanding sign in conjunction with an existing vehicle sales facility (automobile dealership, Findlay Chevrolet) on a portion of 8.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the south side of Roy Horn Way and the west side of Torrey Pines Drive within Enterprise. MN/rk/ja (For possible action) **03/06/19 BCC**

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

**22. ZC-19-0020-DECATUR COMMONS, LLC:**

**ZONE CHANGE** to reclassify 3.7 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

**USE PERMITS** for the following:

- 1) retail sales as a principal use;
- 2) restaurants;
- 3) on-premises consumption of alcohol (tavern); and
- 4) future hotel.

**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping.

**DESIGN REVIEW** for a commercial retail center on 5.6 acres. Generally located on the east side of Decatur Boulevard and the north side of the 245 Beltway within Enterprise (description on file). MN/pb/ja (For possible action) **03/06/19 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

**23. ZC-19-0044-CTMA BLUE, LLC:**

**ZONE CHANGE** to reclassify 5.0 acres from a C-2 (General Commercial) Zone and an H-2 (General Highway Frontage) Zone to an R-3 (Multi-Family Residential) Zone.

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

- 1) eliminate setback for garage openings to a drive aisle;
- 2) reduce front setback;
- 3) reduce setback from right-of-way; and
- 4) reduce landscaping along a street frontage.

**DESIGN REVIEWS** for the following:

- 1) a proposed multi-family residential development; and
- 2) increased finished grade

in the MUD-4 Overlay District. Generally located 210 feet north of Blue Diamond Road and 330 feet east of Cimarron Road on Rumrill Street within Enterprise (description on file). JJ/rk/ja (For possible action) **03/06/19 BCC**

Motion by David Chestnut

Action:

**APPROVE:** Zone Change;

**DENY:** Waivers of Development Standards;

**DENY:** Design Reviews;

**ADD** Current Planning conditions:

- Design Review as a public hearing for lighting and signage.
- Establish pedestrian cross access with the commercial to the south and east.

Per staff if approved conditions.

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

**24. ZC-19-0059-WARMINGTON RISE ASSOCIATES.LP:**

**ZONE CHANGE** to reclassify a 1.0-acre portion of a 5.4-acre parcel from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

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

- 1) reduce parking;
- 2) reduce approach distance;
- 3) reduce departure distance; and
- 4) reduce throat depth.

**DESIGN REVIEWS** for the following:

- 1) alternative parking lot landscaping; and
- 2) a shopping center.

Generally located on the south east corner of Windmill Lane and Rainbow Boulevard within Enterprise (description on file). JJ/jor/ja (For possible action) **03/06/19 BCC**

Motion by David Chestnut

Action:

**APPROVE:** Zone Change;

**DENY:** Waivers of Development Standard #1;

**APPROVE:** Waivers of Development Standards #s 2, 3, & 4;

**DENY:** Design Reviews;

**ADD** Current Planning conditions:

- Design Review as a public hearing for lighting and signage.
- Rear doors facing residential to be emergency exits only.
- Apply additional fenestrations to east and south elevations.

Per staff if approved conditions.

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

25. **ZC-19-0064-WINDMILL ACRES.LLC:**

**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for alternative residential driveway geometries.

**DESIGN REVIEW** for a single-family residential development. Generally located on the south side of Windmill Lane and the west side of Edmond Street within Enterprise (description on file). JJ/pb/ja (For possible action) **03/06/19 BCC**

Applicant requested a **HOLD** to February 27, 2019 Enterprise TAB meeting.

VII. General Business:

- Approve 2019 TAB meeting calendar (for possible action)

Motion by Kendal Weisenmiller

**APPROVE** 2019 Calendar with the following changes:

Move the Wednesday, November 27, 2019 meeting to Tuesday, November 26, 2019

Move the Wednesday, January 1, 2020 meeting to Thursday, January 2, 2020

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

VIII. Public Comment:

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

the Board/Council by majority vote.

A resident thanked the Board for their hard work at the January 30 meeting and commended them for a job well done.

IX. Next Meeting Date

The next regular meeting will be February 27, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

**ADJOURN** meeting at 9:47p.m.

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

DRAFT



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



03/05/19 PC AGENDA SHEET

DRIVEWAYS  
(TITLE 30)

MERANTO AVE/MONTESSOURI ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0038-CONNALLY, LISA D. & LEON G. TRUST, ET AL:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a driveway within a corner radius; and **2)** increase the amount of driveways in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the southeast corner of Meranto Avenue and Montessori Street within Enterprise. JJ/jor/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-22-710-015

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow a driveway within a corner radius where 12 feet is the minimum per Clark County Uniform Standard Drawing 222.
2. Increase the amount of driveways to 2 driveways where 1 is allowed per Clark County Uniform Standard Drawing 222 (a %100 increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9415 Rose Willow Court
- Site Acreage: 0.6
- Density (du/ac): 2
- Project Type: Driveway requirements
- Number of Stories: 1 (primary residence and detached garage)
- Building Height (feet): 17 (primary residence)/21 (detached garage)

**Site Plan**

The site plan depicts an existing single family residence with the front of the residence facing east towards Rose Willow Court. The applicant is currently in the building permit phase to construct a detached garage on the northwest corner of the site (rear yard). The applicant is

proposing to construct a secondary driveway on the northeast corner of the site which will run across the applicant's property to accommodate the detached garage.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevation plans show a prefabricated metal structure with a pitched brown metal roof and horizontal tan metal siding to match the existing residence. The doors will be painted dark green to match the garage doors of the primary residence. Metal decorative trim will be installed around all of the windows, doors, and building corners of the detached garage to break-up the continuous horizontal pattern of the metal exterior siding. The existing residence consists of stone veneer, pitched roofs, and different hues of brown stucco, and dark green garage doors.

Floor Plans

The existing residence has an overall square footage of 3,491 square feet which includes bedrooms, 3 car garage, laundry room, great room, dining room, kitchen, courtyard, guest area and foyer. The detached garage has an overall area of 1,620 square feet with enlarged door openings for the applicant's vehicles.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the subject property has 2 existing gates on the northeast corner of the site. The first gate is 14 feet wide, and the second gate is 3 feet wide. The applicant would like to utilize the 14 foot wide gate in conjunction with the detached garage. If the proposed driveway were to comply with the 12 foot back of curb radius, both existing gates would need to be removed and the 14 foot wide gate would be installed closer to the existing residence which creates access to the detached garage difficult. The detached garage and proposed secondary driveway would not be utilized for daily use.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0699-17	Vacated a portion of right-of-way for Richmar Avenue - recorded	Approved by BCC	October 2017
DR-0504-17	Modifications to a previously approved single family residential development to allow additional models	Approved by BCC	August 2017
WC-0144-16 (WS-0253-16)	Waived conditions of a waiver of development standards requiring right-of-way dedication to include 30 to 60 feet for Meranto Avenue, 30 to 60 feet for Montessouri Street, 30 to 60 feet for Rosanna Street, 30 feet for Richmar Avenue and all associated spandrels in conjunction	Approved by BCC	December 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-0143-16 (TM-0053-16)	Waived conditions of a tentative map requiring right-of-way dedication to include 30 feet to 60 feet for Meranto Avenue, 30 feet to 60 feet for Montessouri Street, 30 feet to 60 feet for Rosanna Street, 30 feet for Richmar Avenue and all associated spandrels	Approved by BCC	December 2016
VS-0645-16	Vacated easements of interest to Clark County recorded	Approved by BCC	December 2016
TM-0053-16	A single family residential development	Approved by BCC	June 2016
TM-0042-16	A single family residential development	Approved by BCC	June 2016
WS-0253-16	Reduced front setback with design reviews for a single family residential development, and increase finished grade	Approved by BCC	June 2016
WS-0213-16	Increased wall height, full off-site improvements and reduced street intersection off-set with design reviews for proposed single family residential subdivision, and increased the finish grade	Approved by BCC	June 2016
ZC-1026-05	Reclassified 3,800 parcels from R-E zoning to R-E RNP-I zoning	Approved By BCC	October 2005

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis  
Current Planning**

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

**Public Works - Development Review**  
**Waivers of Development Standards**

Subsequent to the original application submittal, the applicant delivered revised plans showing the northernmost driveway on Rose Willow Court being moved from within the spandrel to the point of tangency of the spandrel (where the curve becomes a straight line), meaning that instead of being a negative distance (approximately negative five (-5) feet) from the point of tangency it is now at zero (0) feet. While this results in a less intense request than previously shown, staff still finds that there is no valid justification for a reduction below the twelve (12) foot distance that is required. The request is a self-imposed hardship that can be rectified with a minor redesign.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

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

- No comment.

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

**APPLICANT: LEON CONNALLY**

**CONTACT: LEON CONNALLY, 9415 ROSE WILLOW COURT, LAS VEGAS, NV 89178**

OUTSIDE STORAGE YARD  
(TITLE 30)

PEBBLE RD/BRONCO ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-18-400254 (NZC-0449-15)-HAFEN I, LLC:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to M-1 (Light Manufacturing) Zone in the MND-2 Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setback for proposed gates; and 2) cross access and shared parking easements.  
**DESIGN REVIEW** for an outside storage yard.

Generally located on the west side of Bronco Street, 300 feet south of Pebble Road within Enterprise (description on file). JJ/tk/dg/ja (For possible action)

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RELATED INFORMATION:

APN:  
176-23-501-014

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

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

- Site Address: N/A
- Site Acreage: 2.4
- Project Type: Outside storage yard
- Square Feet: 67,891 (total outside storage yard)
- Parking Required/Provided: 9/11

Request & Site plans

The current request is only for the western parcel (176-23-501-014) which will be utilized as an outside storage yard consisting of 67,891 square feet with 11 parking spaces. A proposed 8 foot high screened security fence will surround the property. Access to the site is from the Bronco Street cul-de-sac. The setback for the proposed automatic gate is 18 feet with the gate locked at all times, including during business hours.

The approved plans depict 2 parcels for a total of 5 acres located at the southern terminus of Bronco Street. The eastern parcel (176-23-501-015) would consist of a proposed 95,702 square foot outside storage yard, 3,516 square foot maintenance building, 1,201 square foot covered maintenance area, and 17 parking spaces. The western parcel (176-23-501-014) was intended to

be utilized as a 67,891 square foot outside storage yard with 11 parking spaces. A proposed 8 foot high screened security fence surrounded both parcels. Both parcels were intended to have separate access points to the Bronco Street cul-de-sac. The setbacks for the proposed automatic gates are 18 feet where 50 feet is required. The gates will be locked at all times, including during business hours.

#### Landscaping

The approved plans depict a 6 foot wide landscape area adjacent to an attached sidewalk around the cul-de-sac bulb for Bronco Street. The landscape materials consist of trees, shrubs, and groundcover.

#### Previous Conditions of Approval

Listed below are the approved conditions for NZC-0449-15:

#### Current Planning

- A resolution of intent to complete construction in 3 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a cul-de-sac at the proposed south end of Bronco Street;
- Vacate any unnecessary patent easements.

#### Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

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

- Applicant is advised that location of existing public sanitary sewer is greater than 400 feet from the parcel.

#### Applicant's Justification

The applicant states that due to unforeseen circumstances the project was delayed; however, they are now ready to proceed.



**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0449-15	Original zone change to M-1 for vehicle maintenance and outside storage	Approved by BCC	September 2015

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-1 & H-2	Outside storage & undeveloped
South, East, & West	Business and Design/Research Park	H-2	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff finds that due to the unforeseen circumstances that caused delays in the construction of this project, and because this is the first extension of time request, staff can support a 2 year extension to complete the project.

**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**

- Resolution of Intent to complete in 2 years;
- Design review as a public hearing for future development.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: AMBER BEDARD**

**CONTACT: AMBER BEDARD, LAND BARON INVESTMENTS, 10789 W. TWAIN AVE  
2ND FLOOR, HENDERSON, NV 89135**

**DRAFT**

WINDMILL & EDMOND  
(TITLE 30)

WINDMILL LN/EDMOND ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500018-WINDMILL ACRES, LLC:**

**TENTATIVE MAP** consisting of 30 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Windmill Lane and the west side of Edmond Street within Enterprise. JJ/pb/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-13-501-004; 176-13-501-010

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 30
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 3,336/5,453 (gross/net are the same)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 30 residential lots on 5 acres at a density of 6 dwelling units per acre. All of the lots will have access to Windmill Lane via a 44 foot wide private street with a 5 foot wide sidewalk on 1 side of the street. The internal private street terminates with 2 stub streets on the southern portion of the site. An overhead electrical power transmission line is located along the eastern portion of the site adjacent to Edmond Street.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0480-99	Allowed an 138/12 kV overhead electrical power transmission line along the eastern portion of the site adjacent to Edmond Street	Approved by PC	May 1999

**Surrounding Land Use**

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

The immediate area is located within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

Application Number	Request
VS-19-0067	A request to vacate easements is a companion item on this agenda.
ZC-19-0064	A zone change to R-2 zone with a design review 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. Approval is contingent upon approval of ZC-19-0064 and VS-19-0067.

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane, 30 feet for Edmond Street, and the associated spandrels;
- Apply for BLM right-of-way grants with the Public Works Map Team for 30 feet on Edmond Street, 30 feet on Mistral Avenue, and the associated spandrel on APN 176-13-501-011.
- 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.

#### **Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided.

#### **Department of Aviation**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0417-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: AMH DEVELOPMENT**

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



03/06/19 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

WINDMILL LN/EDMOND ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0067-WINDMILL ACRES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Mistral Avenue, and between Edmond Street and Joyful Music Street within Enterprise (description on file). JJ/pb/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-13-501-004; 176-13-501-010

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation of 33 foot wide government patent easements along the western and southern boundaries, and a 3 foot wide portion of the government patent easement along the eastern boundary of the northern parcel (176-13-501-004) and 33 foot wide government patent easements along the northern and western boundaries, and 3 foot wide portions of the government patent easement along the eastern and southern boundaries of the southern parcel (176-13-501-010). The applicant indicates that the easements are no longer required and approval of this application will allow development of the parcels.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0480-99	Allowed an 138/12 kV overhead electrical power transmission line along the eastern portion of the site adjacent to Edmond Street	Approved by PC	May 1999

**Surrounding Land Use**

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

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

The immediate area is located within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-19-0064	A zone change to R-2 zone with a design review for a single family residential development is a companion item on this agenda.
TM-19-500018	A tentative map for a residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of 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 45 feet to the back of curb for Windmill Lane, 30 feet for Edmond Street, and the associated spandrels;



- Apply for BLM right-of-way grants with the Public Works Map Team for 30 feet on Edmond Street, 30 feet on Mistral Avenue, and the associated spandrel on APN 176-13-501-011.
- 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)**

- No objection.

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

**APPLICANT:** AMH DEVELOPMENT

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

**DRAFT**



03/06/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
(TITLE 30)

WINDMILL LN/EDMOND ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-19-0064-WINDMILL ACRES, LLC:**

**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for alternative residential driveway geometrics.

**DESIGN REVIEW** for a single family residential development.

Generally located on the south side of Windmill Lane and the west side of Edmond Street within Enterprise (description on file). JJ/pb/ja (For possible action)

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RELATED INFORMATION:

**APN:**

176-13-501-004; 176-13-501-010

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the separation for a driveway to the back of curb radius for a street intersection to zero feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 100% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 30
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 3,336/5,453 (gross/net are the same)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 1,843 to 2,169

Site Plans

The plans depict a single family residential development consisting of 30 residential lots on 5 acres at a density of 6 dwelling units per acre. All of the lots will have access to Windmill Lane via a 44 foot wide private street with a 5 foot wide sidewalk on 1 side of the street. The internal private street terminates with 2 stub streets on the southern portion of the site. The reduced separation for a driveway to the back of curb radius for a street intersection is required for lots 1 and 30 adjacent to Windmill Lane. An overhead electrical power transmission line is located along the eastern portion of the site adjacent to Edmond Street.

Landscaping

The plans depict a 15 foot wide landscape area with a detached sidewalk along Windmill Lane and a 6 foot wide landscape area adjacent to an attached sidewalk along Mistral Avenue. A 65 foot wide area with an overhead electrical power transmission line is located along the eastern portion of the site adjacent to Edmond Street. A 10 foot wide landscape area with trees and shrubs is located adjacent to an attached sidewalk along Edmond Street. The western portion of the transmission line corridor will include groundcover (decomposed granite or the equivalent).

Elevations

The plans depict 3 different models with each model having potential variations including covered porches, building pop-outs, etc. All elevations depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans

The plans depict 3 different models comprised of 2 story floor plans that have a 2 car garage (front loaded) and range between 1,843 to 2,169 square feet (livable area) with available options.

Applicant's Justification

The applicant indicates the requested zoning conforms to the land use plan and the development is compatible with the existing and proposed development in the area. The waiver of development standards for the reduced driveway separation is justified because of the low traffic volume caused by a 30 lot subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0480-99	Allowed an 138/12 kV overhead electrical power transmission line along the eastern portion of the site adjacent to Edmond Street	Approved by PC	May 1999

Surrounding Land Use

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

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential & undeveloped
West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

The immediate area is located within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-19-0067	A request to vacate easements is a companion item on this agenda.
TM-19-500018	A tentative map for a 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**

Zone Change

This request for a zone boundary amendment conforms to the Enterprise Land Use Plan which designates this site as Residential Suburban. The development is consistent and compatible with the proposed and approved land uses in the area. Therefore, staff supports the zone change.

Waiver of Development Standards

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

Design Review

The design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans comply with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. Therefore, staff recommends approval of this request.

## **Public Works - Development Review**

### **Waiver of Development Standards**

Staff finds the request to reduce the distance from the point of tangency to the driveways on the 2 lots adjacent to Windmill Lane to be a safety issue. Windmill Lane is an arterial street that will, when fully developed, carry a significant amount of traffic at high speeds. Allowing any residential lot to have a driveway closer than the minimum standard when the driveway is adjacent to a collector or arterial street will result in vehicles slowing down more than usual as residents and guests navigate to the driveways. Since the site is vacant land, the applicant can redesign the lots to comply with the minimum standards.

### **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.

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

### **Staff Recommendation**

Approval of the zone change and the design review; and denial of the waiver of development standards.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design review must commence within 4 years of approval date or they will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane, 30 feet for Edmond Street, and the associated spandrels;
- Apply for BLM right-of-way grants with the Public Works Map Team for 30 feet on Edmond Street, 30 feet on Mistral Avenue, and the associated spandrel on APN 176-13-501-011.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0417-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMH DEVELOPMENT

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

DRAFT



03/19/19 PC AGENDA SHEET

AIR QUALITY MONITORING STATION  
(TITLE 30)

MOUNTAINS EDGE PKWY/BUFFALO DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-19-0084-USA & COUNTY OF CLARK (RPM) LEASE:**

**DESIGN REVIEW** for an air quality monitoring station and associated monitoring tower within an existing park on a portion of 225.0 acres in a P-F (Public Facility) Zone.

Generally located on the south side of Mountains Edge Parkway and the west side of Buffalo Drive within Enterprise. JJ/md/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-28-301-003

**LAND USE PLAN:**

ENTERPRISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8101 Mountains Edge Parkway
- Site Acreage: 225 (portion)
- Project Type: Air quality monitoring station and associated monitoring tower
- Number of Stories: 1
- Building Height (feet): 12.5 (air quality monitoring station)/35 (tower)
- Square Feet: 160 (air quality monitoring station)

**Site Plans**

The plans depict a 160 square foot air quality monitoring station with a 35 foot high tower on a portion of 225 acres within the Mountain's Edge Regional Park. The monitoring station is located on the east side of the parking lot and consists of a prefabricated shelter that contains all of the necessary monitoring equipment. The shelter will be constructed on a concrete pad. The monitoring tower includes a movable armature that is affixed to the structure which holds the sensors necessary to relay the information to the computers within the shelter. Access to the shelter is granted through the gate and shelter doors for maintenance and retrieval of any data only. The shelter is not a permanently occupied space and will contain permanent equipment. A proposed 8 foot high chain-link perimeter fence will enclose the shelter and tower. A protective tan colored fabric is located on the exterior of the fence to provided screening. Access to the

overall site is granted via an existing driveway located along Mountains Edge Parkway. No additional parking spaces are required or provided for the air quality monitoring station.

Landscaping

No additional landscaping is required or provided with the monitoring station. The location of the shelter and tower will occupy a portion of the existing landscaping area on the east side of the parking lot.

Elevations

The plans depict a 12.5 foot high prefabricated metal shelter with a roof access ladder located on the north elevation. A 35 foot high steel lattice monitoring tower is located within the compound of the facility. The metal shelter will be painted white.

Floor Plans

The plans depict a 160 square foot prefabricated shelter that contains the necessary equipment for air quality monitoring purposes.

Applicant's Justification

The air quality monitoring station and associated tower will be utilized to monitor air temperature, wind speeds, and the different types of molecules within the air.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-0248-17	Site and building lighting in conjunction with an approved public park	Approved by BCC	May 2017
DR-0399-15	Phase 2 of the regional park consisting of a public park, buildings, and all associated uses primarily for baseball fields (Mountain's Edge Park Adult Baseball Fields) on 25 acres	Approved by BCC	August 2015
DR-0361-13	Phase 1 of the regional park consisting of a public park and all associated uses including, but not limited to, a multi-purpose turf area, sports court area, fitness area, meditation garden, amphitheater, restroom, shade structures, playground equipment, and walking trails on 21 acres	Approved by BCC	August 2013
UC-0902-08	Park entry feature and all associated uses on approximately 0.6 acres at the corner of Mountains Edge Parkway and Buffalo Drive	Withdrawn	September 2008
UC-0643-06	Recreation building that will offer a gymnasium, fitness center, various recreation and multi-purpose rooms, general classrooms, courtyard areas, offices for administration, neighborhood services, and park police - expired	Approved by PC	June 2006
ZC-1313-02	Reclassified this property to P-F zoning	Approved by BCC	December 2002

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Project – Suburban Residential	R-2	Single family residential development
South, East, & West	Public Facilities	P-F	Portions of the future regional park site

\*The park is 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

Clark County is largely an arid desert environment where windblown dust is a natural occurrence. The major fugitive sources of human-caused particulate matter within the Las Vegas Valley are dust from disturbed vacant land, construction activities, paved and unpaved roads, dust from the undisturbed natural desert and particles formed from motor vehicle combustion also contribute to particulate matter emissions. The air quality monitoring station and tower will assist the Department of Air Quality (DAQ) in monitoring the different types of particulate matter within the air. The Las Vegas Valley was previously designated as a non-attainment area for particulate matter; however, in 2014 the Environmental Protection Agency (EPA) designated the Valley to an attainment area that is currently subject to a Federally enforced maintenance plan. Staff finds the proposed air quality monitoring station and tower are consistent with the goals and objectives established within the Comprehensive Master Plan's Conservation Element. The proposed facility will assist DAQ in monitoring particulate matter and complying with the EPA's maintenance plan. Therefore, staff recommends approval.

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ERIC GROSS**

**CONTACT: ERIC GROSS, KME ARCHITECTS, 5588 S. FORT APACHE, SUITE 110, LAS VEGAS, NV 89148**

**DRAFT**

OFFICE/WAREHOUSE  
(TITLE 30)

VALLEY VIEW BLVD/MESA VERDE LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**NZC-19-0075-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 29.1 acres from R-E (Rural Estates Residential) (AE 60 and AE 65) Zone, C-P (Office and Professional) (AE 60 and AE 65) Zone, and H-2 (General Highway Frontage) (AE 60 and AE 65) Zone to M-D (Designed Manufacturing) (AE 60 and AE 65) Zone in the MUD-2 Overlay District.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive off-site improvements; and 2) reduce throat depth.

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

Generally located on the southeast corner of Valley View Boulevard and Mesa Verde Lane within Enterprise (description on file). MN/jt/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-08-401-001 through 177-08-401-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Waive off-site improvements (including streetlights, curb, gutter, sidewalk, and partial paving) for Valley View Boulevard.
- b. Waive off-site improvements (including streetlights, sidewalk, and partial paving) for Mesa Verde Lane.
2. Reduce throat depth to 13 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 92% reduction).

**DESIGN REVIEWS:**

1. Increase finished grade up to 5 feet (60 inches) where 1.5 feet (18 inches) is the standard per 30.32.040 (a 234% increase).
2. Office/warehouse complex.

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK & OFFICE PROFESSIONAL

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 29.1
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 50
- Square Feet: 469,512
- Parking Required/Provided: 705/894

#### **Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify 29.1 acres from R-E, C-P, and H-2 zones to M-D zone for an office/warehouse complex. Per the nonconforming zone boundary amendment process, the applicant conducted a neighborhood meeting on December 13, 2018. Four neighbors attended the meeting and expressed concerns about the height of buildings, driveways on Mesa Verde Lane, light pollution, landscaping, screening of the loading docks, and vagrants in the area. As a result of the concerns raised by the neighbors, the applicant revised the plans and held a second neighborhood meeting on January 17, 2019. Eleven neighbors attended the second neighborhood meeting, and the neighbors approved the revised plans if the applicant increased the landscape area adjacent to Mesa Verde Lane and included a meandering sidewalk with a decorative block wall. In addition, the neighbors asked the applicant to pursue rural street standards for Mesa Verde Lane.

#### Site Plans

The office/warehouse complex consists of 3 buildings. Two buildings are located along the northern portion of the site approximately 180 feet from the north property line with the loading docks facing south, away from the adjacent residential development. The third building, located on the southern portion of the site, is sited in a north/south orientation with the loading docks facing west. Access to the site is provided by 2 driveways from Dean Martin Drive, 2 driveways from Valley View Boulevard, and one driveway from Mesa Verde Lane on the eastern portion of the site, near Dean Martin Drive. Parking spaces are located around the perimeter of the site and around the perimeter of the office/warehouse buildings. Bicycle parking spaces are provided for each building, and a trash enclosure is located near the rear of each building.

#### Landscaping

Landscaping with detached sidewalks is provided adjacent to Dean Martin Drive and Valley View Boulevard. Landscaping is also provided around the perimeter of the site, within the parking lot, and around the front, side, and rear of the office/warehouse buildings. In addition, a 50 foot wide landscape area is provided along Mesa Verde Lane on the subject property, which includes a concrete meandering walking path and a decorative block wall.

#### Elevations

The office/warehouse buildings consist of painted concrete tilt-up panels, parapet walls at alternating heights to screen the roofs, and decorative features to frame the entrances including

storefront window systems and metal awnings. The color palette includes shades of gray, tan, and white, and the different colors will help break-up the apparent mass of the buildings.

#### Floor Plans

The northwestern building is 241,920 square feet, the northeastern building is 174,313 square feet, and the southern building is 55,000 square feet. Although both northern buildings qualify as a distribution center, the overall site is not considered a distribution center since the southern building is less than 72,000 square feet, which is the minimum size of a distribution center as required by Title 30.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant conducted 2 neighborhood meetings and reached out to the adjacent residential neighborhood via door-to-door contact and e-mail. The design of the resulting office/warehouse development has features recommended by the neighbors and has received consensus support. Eighty percent of the project conforms to the Master Plan designation of Business and Design/Research Park. Twenty percent of the project is nonconforming to the Office Professional designation; however, the nonconforming aspect of the project is mitigated by adding a 50 foot wide landscape buffer along Mesa Verde Lane, orienting the truck bays to the south away from the adjacent residential uses; and breaking up the apparent mass of the buildings through design features and locating 2 buildings along the north side of the site rather than one large building.

The applicant states that the request for design review #1 to increase finished grade, is to fill-in low spots on the interior of the property and will not negatively impact the surrounding property.

Waiver of development standards #1a is necessary to defer the off-site improvements on Valley View Boulevard because 2 existing underground petro fuel lines owned by a third party (Kinder Morgan) are installed at a shallow depth and conflict with the required roadway improvements. The applicant will install the street improvements after the petro fuel lines are relocated and lowered to the appropriate depth.

Waiver of development standards #1b, to waive off-site improvements for Mesa Verde Lane, is requested to maintain rural road standards to protect the character of the adjacent residential neighborhood. The rural road standards will consist of no half street improvements (current pavement section to remain), no street lights, curb only (to act as a demarcation of the proposed landscape area), a meandering 5 foot wide concrete sidewalk through the landscape area on the subject property, and "No Truck Traffic" signs installed at the Valley View Boulevard and beginning of rural right-of-way just west of the driveway entrance.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0795-01 (ET-0140-10)	Third extension of time to reclassify 80.4 acres from R-E, C-P, and H-2 zones to M-D and C-P zones, which was made permanent through an ordinance to adopt the zoning	Approved by BCC	October 2010
ZC-0795-01 (ET-0275-07)	Second extension of time to reclassify 80.4 acres from R-E, C-P, and H-2 zones to M-D and C-P zones	Approved by BCC	October 2007
SC-0138-05	Renamed Industrial Road between Twain Avenue and Southern Highlands Parkway to Dean Martin Drive	Approved by BCC	April 2005
ZC-0795-01 (ET-0290-04)	First extension of time to reclassify 80.4 acres from R-E, C-P, and H-2 zones to M-D and C-P zones	Approved by BCC	November 2004
VS-0819-01 (ET-0239-03)	First extension of time to vacate and abandon easements and rights-of-way	Approved by BCC	October 2003
VS-0819-01	Vacated and abandoned easements and rights-of-way	Approved by PC	August 2001
ZC-0795-01	Reclassified 80.4 acres from R-E, C-P, and H-2 zones to M-D and C-P zones (M-D zoning was for a site to the west of Valley View Boulevard)	Approved by BCC	September 2001
ZC-0716-99	Reclassified 5 acres of the subject site from R-E zone to C-P zone for an office complex	Approved by BCC	June 1999

**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 & P-F	Single family residences & weather facility
South	Business and Design/Research Park	M-D	Truck wash facility
East	Business and Design/Research Park	M-D	Motel & truck stop
West	Business and Design/Research Park	R-E, H-2, & M-D	Undeveloped & approved office/warehouse

**Related Applications**

Application Number	Request
VS-19-0083	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
TM-19-500023	A 1 lot commercial 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 Office Professional Land Use designation on the north side of site is intended to provide a buffer of less intense office uses that would be compatible with the adjacent RNP-I residential neighborhood. However, through extensive public outreach, the applicant has reached consensus with the neighbors for an office/warehouse project that provides the same level of compatibility with the adjacent neighborhood. By orienting storefronts to the north and bay doors to the south, the office/warehouse buildings will buffer any negative impact from the trucks and loading docks to the residences. In addition, the office/warehouse buildings will be designed with varying sizes and architectural features to break-up the building mass, and an extensive landscape buffer with limited vehicular access to the project will be provided along Mesa Verde Lane. Lastly, the office/warehouse project can act as a buffer between the residential neighborhoods and the more intense truck stop and truck wash to the south.

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 office/warehouse uses are compatible with the adjacent Business and Design/Research Park uses to the west, east, and south. In addition, intense commercial uses are located near the site to the southwest and south along Blue Diamond Road. Furthermore, the proposed design features associated with this use (such as the extensive landscaping along Mesa Verde Lane and the orientation of the loading bays to the south) will help mitigate any potential impacts to the adjacent residential neighborhood to the north.

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.*

There has been no indication from public service providers that this request 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 proposed project conforms to applicable adopted plans, goals, and policies, including Urban Specific Policy 97 and 99 for business and research parks. Policy 97 encourages business and

research park developments to orient less intensive uses and landscaping adjacent to public rights-of-way on the perimeter of the development, and Policy 99 encourages developments that are complementary with abutting uses through site planning and building design. By orienting the loading docks to the south and west, the more intense uses are directed away from the adjacent uses and rights-of-way. In addition extensive landscaping and buffering are provided along Mesa Verde Lane, and the landscaping on the remainder of the site complies with Code standards.

## **Summary**

### Zone Change

Staff finds that there has been a change in circumstances surrounding the subject property that would make the zone boundary amendment appropriate. The proposed use is conforming to the Master Plan designation on the majority of the site. Only a portion of the northern 250 feet of the site is planned for Office Professional uses adjacent to the single family residential dwellings. Without the nonconforming zone boundary amendment, the proposed use would not be allowed in the Office Professional designation. However, by meeting with the residential neighbors and compromising on the design of the site, the applicant has proposed a design and use that is appropriate at this location with M-D zoning. Certain design modifications will mitigate potential negative impacts to the adjacent residential uses, and the project is compatible with other adjacent, existing and planned office/warehouse uses. Lastly, there is no negative impact on public facilities and services, and the project complies with applicable adopted plans, goals, and policies.

### 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.

### Design Review #2

The design of the office/warehouse project is consistent and compatible with office/warehouse projects that were approved and built in the immediate area. In addition, the applicant has incorporated substantial design modifications to make the project compatible with the adjacent residential neighborhood, including orienting the loading docks to the south, breaking up the apparent building mass, and adding an extensive landscape buffer and limiting access along Mesa Verde Lane. Therefore, staff can support this request.

## **Public Works - Development Review**

### Waiver of Development Standards #1a

Staff has no objection to the request to temporarily defer off-site improvements on Valley View Boulevard due to a shallow fuel line. However, a timeline and written documentation from Kinder Morgan agreeing to relocate the fuel line must be provided.

### Waiver of Development Standards #1b

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. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

### Waiver of Development Standards #2

Staff finds the reduced throat depth to be a self-imposed hardship that can be rectified with a redesign of the driveways. Additionally, the curve in Dean Martin Drive creates blind driveways that, with a shorter than standard throat, will result in vehicles slowing more abruptly to access the site.

### Design Review #1

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.

### **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.

The property lies within the AE-65 (65 - 70 DNL) and the AE-60 (60 - 65 DNL) noise contours for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

### **Staff Recommendation**

Approval of the zone change, waiver of development standards #1a and the design reviews; and denial of waivers of development standards #1b and #2. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 17, 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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;

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

#### **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.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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 owners wish to have their buildings purchased or soundproofed.

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

- Update drainage study to reflect current project plans;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Dean Martin Drive;

- Full off-site improvements on Valley View Boulevard to be completed within an approved timeline by Public Works - Development Review Division;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Provide written documentation from Kinder Morgan agreeing to relocate the fuel line;
- If required by the Regional Transportation Commission, provide a 5 foot by 25 foot bus shelter pad easement on the west side of Dean Martin, just south of, and as close as practical to, Mesa Verde Lane to provide as much sight distance as possible due to the curvature in Dean Martin Drive and provide a combination right turn lane/bus turnout and a 5 foot by 25 foot bus shelter pad easement at the southernmost driveway on Dean Martin Drive.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; 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.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0597-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: BLUE DIAMOND INTERCHANGE CENTER, LLC  
CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101**



03/19/19 PC AGENDA SHEET

BLUE DIAMOND INTERCHANGE CENTER VALLEY VIEW BLVD/MESA VERDE LN  
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500023-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** for a commercial subdivision on 29.1 acres in an M-D (Designed Manufacturing) Zone in the MUD-2 Overlay District.

Generally located on the southeast corner of Valley View Boulevard and Mesa Verde Lane within Enterprise. MN/jt/ja (For possible action)

RELATED INFORMATION:

**APN:**  
177-08-401-001 through 177-08-401-003

**LAND USE PLAN:**  
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK & OFFICE PROFESSIONAL

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

- Site Address: N/A
- Site Acreage: 29.1
- Number of Lots/Units: 1
- Project Type: Commercial subdivision

The site plan depicts a 1 lot commercial subdivision. Access to the site includes 2 driveways from Dean Martin Drive, 2 driveways from Valley View Boulevard, and 1 driveway from Mesa Verde Lane on the east portion of the site near Dean Martin Drive. Detached sidewalks and street landscaping are provided on Valley View Boulevard and Dean Martin Drive, and a paved meandering walkway is provided along Mesa Verde Lane with a 50 foot wide landscape buffer. Landscaping is also provided around the base of the buildings and within the parking lot.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0795-01 (ET-0140-10)	Third extension of time to reclassify 80.4 acres from R-E, C-P, and H-2 zones to M-D and C-P zones, which was made permanent through an ordinance to adopt the zoning	Approved by BCC	October 2010
ZC-0795-01 (ET-0275-07)	Second extension of time to reclassify 80.4 acres from R-E, C-P, and H-2 zones to M-D and C-P zones	Approved by BCC	October 2007

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-0138-05	Renamed Industrial Road between Twain Avenue and Southern Highlands Parkway to Dean Martin Drive	Approved by BCC	April 2005
ZC-0795-01 (ET-0290-04)	First extension of time to reclassify 80.4 acres from R-E, C-P, and H-2 zones to M-D and C-P zones	Approved by BCC	November 2004
VS-0819-01 (ET-0239-03)	First extension of time to vacate and abandon easements and rights-of-way	Approved by BCC	October 2003
VS-0819-01	Vacated and abandoned easements and rights-of-way	Approved by PC	August 2001
ZC-0795-01	Reclassified 80.4 acres from R-E, C-P, and H-2 zones to M-D and C-P zones (M-D zoning was for a site to the west of Valley View Boulevard)	Approved by BCC	September 2001
ZC-0716-99	Reclassified 5 acres of the subject site from R-E to C-P zone for an office complex	Approved by BCC	June 1999

**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 & P-F	Single family residences & weather facility
South	Business and Design/Research Park	M-D	Truck wash facility
East	Business and Design/Research Park	M-D	Motel & truck stop
West	Business and Design/Research Park	R-E, H-2, & M-D	Undeveloped & approved office/warehouse

**Related Applications**

Application Number	Request
V8-19-0083	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
NZC-19-0075	Nonconforming zone change to reclassify an M-D zone for an office/warehouse 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 17, 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**

- 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**

- Update drainage study to reflect current project plans;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Dean Martin Drive;
- Full off-site improvements on Valley View Boulevard to be completed within an approved timeline by Public Works - Development Review Division;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Provide written documentation from Kinder Morgan agreeing to relocate the fuel line;
- If required by the Regional Transportation Commission, provide a 5 foot by 25 foot bus shelter pad easement on the west side of Dean Martin, just south of, and as close as practical to, Mesa Verde Lane to provide as much sight distance as possible due to the curvature in Dean Martin Drive and provide a combination right turn lane/bus turnout and a 5 foot by 25 foot bus shelter pad easement at the southernmost driveway on Dean Martin Drive.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; 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**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised 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; fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0597-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BLUE DIAMOND INTERCHANGE CENTER, LLC

**CONTACT:** GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101

DRAFT

BANQUET FACILITY  
(TITLE 30)

SERENE AVE/LAS VEGAS BLVD S

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0082-REAL EQUITIES, LLC:**

**USE PERMIT** for a banquet facility in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/al/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
177-20-602-009 ptn

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

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

- Site Address: 9175 Las Vegas Boulevard South, Suites 164 and 168
- Site Acreage: 28.7 (portion)
- Project Type: Banquet facility
- Number of Stories: 1
- Square Feet: 6,000 (lease)
- Parking Required/Provided: 1,233/1,560 (overall complex)

Site Plan

The site is the Vegas Point Plaza Shopping Center (formally the Factory Stores of America and the Las Vegas Outlet Stores) which was constructed in 1992. The center consists of 2 buildings that are divided into lease spaces and anchor stores, which are located along the north, west, and south sides of the site. Parking for the shopping center is located in the center of the parcel between the buildings and access to the shopping center is provided from Las Vegas Boulevard South and Serene Avenue. The proposed banquet facility is located within an in-line retail building located along the south side of the shopping center.

Landscaping

There is existing landscaping along the exterior of the shopping center, as well as, some parking lot landscaping. There is no proposed or required modifications to the existing landscaping.

Elevations

The photos show an existing 1 story building, painted in earth tone colors with a flat roof and parapet walls at varying heights.

Floor Plans

The proposed banquet facility will occupy 2 lease spaces within the shopping center, and will have an area of approximately 6,000 square feet. The plan depicts a lobby/waiting area, offices, restrooms, storage areas, and a large open space for banquets.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that there has been an increased demand for and currently a shortage of banquet facilities in the southern portion of the Las Vegas Valley. This site is in an excellent location that is in close proximity to major streets and a growing population base in the southern portion of the Las Vegas Valley.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0073	Minor training facility (piano, martial arts, guitar, voice lessons and after school programs)	Approved by PC	March 2018
UC-0412-17	Day care facility	Approved by PC	July 2017
UC-0148-14	Place of worship	Approved by PC	May 2014
UC-0062-14	Day care facility – expired	Approved by PC	March 2014
UC-0475-13	Reduced the separation of a tavern from a residential use	Approved by PC	October 2013
UC-0488-12	Secondhand sales (clothing)	Approved by PC	October 2012
UC-0355-11	Swap meet, farmer's market, and recreational facility with wall signs	Approved by PC	September 2011
UC-0009-11	Place of worship	Approved by PC	March 2011
UC-0332-10	Banquet facility	Approved by PC	September 2010
UC-0929-08	Massage establishment	Approved by PC	November 2008

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0849-08	Reduced the separation of a supper club from a residential use – expired	Approved by PC	October 2008
UC-0364-07	Tavern – expired	Approved by PC	May 2007
UC-0962-05	Day care facility – expired	Approved by PC	August 2005
ZC-0036-04	Reclassified the property from C-2 to H-1 zoning for an existing shopping center	Approved by BCC	February 2004
UC-0497-99	Day care facility – expired	Approved by PC	May 1999
ZC-154-90	Reclassified the property from R-E & H-1 zoning to C-C zoning for a shopping center	Approved by BCC	October 1990

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Emerald Spites Condominiums
South	Commercial Tourist	H-1 & R-1	Boca Raton Resort Condominiums, manufactured home residential subdivision, & undeveloped parcels
East	Commercial Tourist	H-1	Manhattan Residential Condominiums, undeveloped parcel, & Lee's Discount Liquor Store
West	Commercial Tourist	R-3 & R-4	Apartments

**STANDARDS FOR APPROVAL:**

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

**Analysis  
Current Planning**

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

The site is located in an H-1 zone, which allows for a variety of intense uses; and use permit applications are necessary to review proposed developments and land use to ensure compatibility with existing uses in the area. The site has been developed as a shopping center. If this shopping center were in a C-2 zone the proposed banquet facility would be allowed, no land use application would be necessary. The shopping center is an appropriate and compatible use with

the surrounding development and banquet facilities are an appropriate use within a shopping center.

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

Since 2014, four separate land use applications required the dedication of Las Vegas Boulevard South and a drainage easement. The owner began the process for the Record of Survey on June 12, 2018 but allowed the process to stall in late August 2018. In order to ensure that the proper paperwork is submitted and finalized, staff is recommending that no permits or licenses be issued until the documents for the above requirements are in a recordable state.

#### **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**

- Record of survey 18-500107 must be recordable prior to the issuance of building permits or business licenses;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Easement dedication for the existing drainage channel;
- Separate Document for the right-of-way and easement dedications must be recordable prior to the issuance of building permits or business licenses;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** 164-168, LLC

**CONTACT:** JO-ANN LAO, ABNER & JO-ANN CO, 4536 MISSION MEADOW CIRCLE,  
LAS VEGAS, NV 89139

DRAFT





03/19/19 PC AGENDA SHEET

RIGHT-OF-WAY & EASEMENTS  
(TITLE 30)

RANCHO DESTINO RD/ROBINDALE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0034-TRACY INVESTMENTS INC., ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Eldorado Lane and Robindale Road and between Haven Street and Rancho Destino Road, and a portion of right-of-way being Maulding Avenue located between Haven Street and Rancho Destino Road, within Enterprise (description on file). MN/jvm/ja (For possible action)

RELATED INFORMATION:

**APN:**  
177-09-202-007; 177-09-202-009; 177-09-202-016

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 30 foot wide portion of Maulding Avenue along the south side of APN 177-09-202-007. The applicant states that the area surrounding the right-of-way is owned by entities with common individuals and that the segment is not needed for access by any nearby properties. The alignment also intersects with a wash controlled by Federal Emergency Management Agency (FEMA); therefore, the street will likely never be constructed. The applicant also requests to vacate and abandon 33 foot wide patent easements along the north, west, and south sides of APN 177-19-202-009 and a 3 foot wide patent easement along Haven Street which are not needed for future development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0553-17	Alternative landscaping and off-site improvements with a design review for a place of worship	Approved by BCC	August 2017
UC-0094-15	Place of worship with waivers for off-site improvements	Approved by BCC	April 2015

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential development
West	Commercial Tourist	H-1	Las Vegas Premium Outlet Mall

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 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)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TRACY INVESTMENTS INC.

**CONTACT:** BROWN LAW, 520 S. FORTH STREET, LAS VEGAS, NV 89101

**DRAFT**



EASEMENTS & RIGHTS-OF-WAY  
(TITLE 30)

VALLEY VIEW BLVD/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0083-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Mesa Verde Lane and Blue Diamond Road, a portion of a right-of-way being Valley View Boulevard located between Mesa Verde Lane and Blue Diamond Road, and a portion of right-of-way being Dean Martin Drive located between Mesa Verde Lane and Blue Diamond Road within Enterprise (description on file). MN/jt/ja (For possible action)

RELATED INFORMATION:

**APN:**

177-08-401-001 through 177-08-401-003

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK & OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of both easements and rights-of-way. Easements to be vacated include 33 foot wide patent easements on the east, west, and south sides of parcel 177-08-401-002, 3 foot wide patent easement on the north side of parcel 177-08-401-002, and a 30 foot wide easement for future right-of-way on the Polaris Avenue alignment within parcel 177-08-401-003. Rights-of-way to be vacated include a 5 foot wide portion of Valley View Boulevard and a 5 foot wide portion of Dean Martin Drive. The vacation of the rights-of-way will accommodate detached sidewalks. According to the applicant, the vacation and abandonment of these easements and rights-of-way will accommodate a proposed office/warehouse development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0795-01 (ET-0140-10)	Third extension of time to reclassify 80.4 acres from R-E, C-P, and H-2 zones to M-D and C-P zones, which was made permanent through an ordinance to adopt the zoning	Approved by BCC	October 2010
ZC-0795-01 (ET-0275-07)	Second extension of time to reclassify 80.4 acres from R-E, C-P, and H-2 zones to M-D and C-P zones	Approved by BCC	October 2007

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-0138-05	Renamed Industrial Road between Twain Avenue and Southern Highlands Parkway to Dean Martin Drive	Approved by BCC	April 2005
ZC-0795-01 (ET-0290-04)	First extension of time to reclassify 80.4 acres from R-E, C-P, and H-2 zones to M-D and C-P zones	Approved by BCC	November 2004
VS-0819-01 (ET-0239-03)	First extension of time to vacate and abandon easements and rights-of-way	Approved by BCC	October 2003
VS-0819-01	Vacated and abandoned easements and rights-of-way	Approved by PC	August 2001
ZC-0795-01	Reclassified 80.4 acres from R-E, C-P, and H-2 zones to M-D and C-P zones (M-D zoning was for a site to the west of Valley View Boulevard)	Approved by BCC	September 2001
ZC-0716-99	Reclassified 5 acres of the subject site from R-E zone to C-P zone for an office complex	Approved by BCC	June 1999

**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 & P-F	Single family residences & weather facility
South	Business and Design/Research Park	M-D	Truck wash facility
East	Business and Design/Research Park	M-D	Motel & truck stop
West	Business and Design/Research Park	R-E, H-2, & M-D	Undeveloped & approved office/warehouse

**Related Applications**

Application Number	Request
NZC-19-0075	A nonconforming zone change to reclassify to an M-D zone for an office/warehouse development is a companion item on this agenda.
TM-19-500023	A 1 lot commercial 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 rights-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 April 17, 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**

- A subdivision map shall be created in which easements to Clark County will go into effect upon transfer of the land from the Department of Aviation to a another party;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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; that fire protection may be required for this facility; to show fire hydrant locations on-site and within 750 feet; and to contact Fire Prevention for further information at (702) 455-7316.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BLUE DIAMOND INTERCHANGE CENTER, LLC

**CONTACT:** REITZ CONSULTING, INC., 3203 E. WARM SPRINGS, SUITE 400, LAS VEGAS, NV 89120





EASEMENT  
(TITLE 30)

WAGON TRAIL AVE/ARVILLE ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0086-MDC LVI, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Wagon Trail Avenue and the 215 Beltway, and between Ullom Drive and Arville Street within Enterprise (description on file). MN/tk/ja (For possible action)

RELATED INFORMATION:

**APN:**  
177-06-101-013

**LAND USE PLAN:**  
ENTERPRISE - INDUSTRIAL

**BACKGROUND:**  
**Project Description**

The applicant is requesting to vacate and abandon a 33 foot wide patent easement on the north, east and west portion of the subject property. Excepting out the portion of the right-of-way in the northeast corner of the Wagon Trail Avenue cul-de-sac. This request is needed for the future development of an office/warehouse.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0783	Eliminated landscaping, to allow loading docks to be partially buffered with design reviews for office/warehouse development and alternative landscaping	Approved by BCC	November 2018
DR-1419-01	Office/warehouse with outside storage	Approved by BCC	January 2002
ZC-0328-00	Reclassified the subject parcel to M-1 zone.	Approved by BCC	April 2000

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

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 the portion of the cul-de-sac for Wagon Trail Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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

- The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-19-0086; 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-way 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:** MCCAY ENGINEERING

**CONTACT:** MCCAY ENGINEERING, 11700 W. CHARLESTON BLVD, SUITE 170-298,  
LAS VEGAS, NV 89135

**DRAFT**



03/19/19 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

DECATUR BLVD/LE BARON AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0096-DIAMOND DECATUR LIMITED:**

**VACATE AND ABANDON** easements of interest to Clark County located between Le Baron Avenue and Pyle Avenue and between Decatur Boulevard and Ullom Drive within Enterprise (description on file). JJ/tk/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-30-201-001

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

**BACKGROUND:**

**Project Description**

This application is a request to vacate a 33 foot wide patent easement on the north, south, and east portions of the subject property and a 16 foot wide portion on the north. The government patent easement is not necessary for the purpose of the development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-1015	Reclassified 1.4 acres from R-E zone to M-D zone, waivers of development standards to reduce the distance between a driveway and an intersection and reduce the throat depth, with a design review for an office/warehouse	Approved ??????	February 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-E	Undeveloped
South & East	Business and Design/Research Park	R-E	Undeveloped
West	Residential Medium (3 to 14 du/ac)	R-2	Single family residential

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 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 55 feet to the back of curb for Decatur Boulevard, 17 feet for Le Baron Avenue to accommodate an overall public right-of-way width of 47 feet, and the associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DARREN PETERSEN

**CONTACT:** DARREN PETERSEN, DIAMOND DECATUR LIMITED, 5052 S. JONES  
BLVD, SUITE 110, LAS VEGAS, NV 89118

DRAFT





03/19/19 PC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY  
(TITLE 30)

GARY AVE/MONTE CRISTO WY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0107-TELLER:**

**VACATE AND ABANDON** easements of interest to Clark County located between Monte Cristo Way and Buffalo Drive, and between Gomer Road (alignment) and Richmar Avenue (alignment) and a portion of right-of-way being Gary Avenue located between Monte Cristo Way and Pioneer Way (alignment) and a portion of right-of-way being Pioneer Way located between Gary Avenue and Gomer Road (alignment) within Enterprise (description on file). JJ/dg/ja (For possible action)

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RELATED INFORMATION:

**APN:**

176-22-401-008; 176-22-401-010 through 176-22-401-012; 176-22-401-015

**LAND USE PLAN:**

ENTERPRISE - PUBLIC FACILITIES

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 3 foot to 33 foot wide patent easements along most property lines. The 3 foot wide easement occurs along a public right-of-way (Monte Cristo Way) where a 30 foot wide half street is already dedicated. There is also a request to vacate and abandon 2 rights-of-way: 1) a 60 foot wide right-of-way for Gary Avenue; and 2) a 30 foot wide half street section of right-of-way for Pioneer Way.

This applicant indicates the parcels encumbered by the easements have been assembled under the same ownership and are not required for any future development. The proposed vacation and abandonment of rights-of-way are not required for access and will not be developed as roadways adjacent to the property that is all commonly owned. The only parcel adjacent to the Pioneer Way alignment that is not under common ownership has access from the existing patent easements in the Gomer Road alignment. Finally, the terrain along the proposed rights-of-way is too steep to allow for a roadway to be built to public standards; therefore, the roadway alignments are no longer warranted.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0861-13	Vacated and abandoned easements and rights-of-way (Gary Avenue & Pioneer Avenue) with identical alignments as current request – expired	Approved by PC	February 2014

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Developed & undeveloped residential parcels
West	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E (RNP-I) & P-F	Undeveloped & Exploration Peak Park

**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 rights-of-way that are not necessary for site, drainage, or roadway development. Other rights-of-way and easements exist to ensure that parcels not owned by the applicant do not become landlocked.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;

- Coordinate the geometry for the remaining right-of-way at the intersection of Gary Avenue and Monte Cristo Way with Public Works - Development Review Division and Map Team;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TELLER

**CONTACT:** AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,  
LAS VEGAS, NV 89106

**DRAFT**



03/20/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

PEBBLE RD/TORREY PINES DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-19-400010 (NZC-0024-16)-AMERICAN WEST DEVELOPMENT INC.:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 33.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the MUD-3 Overlay District.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased building height; **2)** increased wall height; **3)** full off-site improvements (Pebble Road); **4)** allow non-standard improvements; and **5)** reduced street intersection off-set.

**DESIGN REVIEW** for a proposed single family residential development.

Generally located on the south side of Pebble Road and west side of Torrey Pines Drive within Enterprise (description on file). JJ/tk/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-23-101-008 through 176-23-101-010; 176-23-101-012 through 176-23-101-013; 176-23-110-001 through 176-23-110-006; 176-23-110-021 through 176-23-110-026; 176-23-111-001 through 176-23-111-039

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height to 38 feet where 35 feet is permitted (a 9% increase).
2.
  - a. Increase screen wall height to 6 feet 8 inches where 6 feet is allowed (an 11% increase).
  - b. Increase wall height up to 12 feet 8 inches (6 foot 8 inch screen wall plus 6 foot retaining wall) where a maximum of 9 feet (6 foot screen wall plus 3 foot retaining) is the standard (a 41% increase).
3. Waive full off-site improvements including streetlights, sidewalk, curb, gutter, and partial paving width along Pebble Road.
4. Allow non-standard landscape improvements within a public right-of-way (Pebble Road) where not permitted.
5. Reduce the street intersection off-set to a minimum of 45 feet where 125 feet is required (a 64% reduction).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 33.1
- Number of Lots: 194
- Density (du/ac): 5.9
- Minimum/Maximum Lot Size (square feet): 4,065/9,228 (gross)/4,065/8,348 (net)
- Project Type: Single family residential
- Number of Stories: 1, 2, and 3
- Building Height (feet): Up to 38
- Square Feet: 1,552 to 4,154

#### Site Plans

The approved plans depict a single family residential subdivision consisting of 194 lots on 33.1 acres at a density of 5.9 dwelling units per acre. This project is located south of Pebble Road between Torrey Pines Drive and Rainbow Boulevard. The lots range in size from a minimum of 4,065 square feet to a maximum of 9,228 square feet. The square footage for the lots along the public streets includes a landscape easement between the property line adjacent to public streets and the wall of the subdivision. Therefore, the net lot area (the useable area) of those lots range from a minimum of 4,065 square feet to a maximum of 8,348 square feet. The gross lot area and net lot area for the remaining lots, interior to the subdivision are the same. Located near the center of the project is an existing R-E zoned 4 lot cul-de-sac with custom homes. These residents have access from Pebble Road to the north. The lots associated with this request will be served by 47 foot wide internal public streets with attached sidewalks on both sides of the streets. Access to the project is from 7 access points on Pebble Road to the north and 2 access points from Torrey Pines Drive to the east. Pebble Road will be constructed to rural standards with 32 feet of pavement instead of the full pavement, and without curb, gutter, sidewalk, and streetlights normally required for a 100 foot wide public street.

#### Landscaping

A street landscape easement consisting of a 20 foot wide landscape area with a detached sidewalk is shown along Torrey Pines Drive. An approximate 30 foot wide landscape element is shown along Pebble Road, 20 feet of which will be dedicated as a landscape easement and the remaining portions located within the Pebble Road right-of-way. Additionally, a 10 foot wide landscape area is located on the lots siding Inspiration Drive. The landscape materials include 24 inch box large evergreen trees, shrubs, and groundcover.

#### Elevations

Six different house plans with 3 separate elevations per plan are offered by the developer. Of these house plans, 1 is 3 stories in height. The 3 story models necessitate the waiver request for building heights up to 38 feet. All of the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

### Floor Plans

The approved plans consist of 6 floor models that include 2 car garages and range in size from 1,552 square feet to 4,154 square feet.

### Previous Conditions of Approval

Listed below are the approved conditions for NZC-0024-16:

#### Current Planning

- A resolution of intent to complete construction in 3 years;
- Only 1 and 2 story homes for lots along Pebble Road and the 4 lot cul-de-sac adjacent to this site, and no 3 story homes along Pebble Road;
- Landscaping per plans to include a 20 foot landscape buffer along Pebble Road with detached sidewalk, plus 5 feet of landscaping along roadway;
- Lots abutting the existing cul-de-sac must have a 50 foot rear yard;
- Wall height of 8 feet between project and existing cul-de-sac homes;
- Wall and landscaping along Pebble Road must be complete prior to the start of construction of the dwellings;
- Construction adjacent to existing homes to start no earlier than 8:00 a.m.;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Right-of-way dedication to include 50 feet for Pebble Road, 35 feet to back of curb for Torrey Pines Drive, 60 feet for Inspiration Drive and all associated spandrels;
- Coordinate the vacation of Raven Avenue with the proposed multi-family development south of Raven Avenue;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Execute a restrictive covenant agreement (deed restrictions);
- Applicant to execute and sign a license and maintenance agreement for any non-standard improvements in the right-of-way.

#### Building/Fire Prevention

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around (minimum 116 foot diameter) provided.

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

- Applicant is advised that at the time of construction CCWRD will require estimated wastewater flow rates from all phases of the proposed project at build-out and submittal

of civil improvement plans before sewer point-of-connection can be approved; and that all on-site sewers shall be public sewers for detached single family residential and shall meet all the requirements of CCWRD design and construction standards.

**Southern Nevada Health District (SNHD) – Septic**

- Applicant is advised that the existing residential septic systems located on the parcels with the following APNs: 176-23-101-006, 007, and 012 will need to be abandoned in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management.

Applicant's Justification

The applicant is requesting an extension of time to allow for the owners of the remaining properties to begin construction. Final maps have been recorded on a portion of the overall development, but American West Development needs the additional time to complete the construction of the project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0945-17	Reduced roof pitch and design review for additional model homes in conjunction with an approved single family residential subdivision	Approved by BCC	December 2017
WS-0220-17	Increased wall height in conjunction with an approved single family residential subdivision	Approved by PC	May 2017
VS-0393-16	Vacated and abandoned easements and a portion of right-of-way	Approved by BCC	August 2016
NZC-0024-16	Reclassified the site from R-E and H-2 zoning to R-2 zoning for a single family residential subdivision	Approved by BCC	May 2016
WS-0159-16	Waived full off-site improvements and a drainage study	Approved by BCC	April 2016
NZC-0590-13	A request to reclassify 51.9 acres of this site from the R-E and H-2 zoning to R-2 zoning for a single family residential subdivision	Withdrawn prior to BCC taking action	November 2013

**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 homes & undeveloped properties
South	Commercial General	C-2, H-2, & R-E	Undeveloped properties
East	Commercial General	H-2 & R-E	Single family homes & undeveloped properties
West	Commercial General	C-2	Commercial & undeveloped

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



**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since the original approval, the applicant has recorded a final map (NFM-17-500076) on a portion of the overall project, the applicant is looking to complete the project within the next 3 years and is requesting additional time. Since the applicant has made progress towards the completion of the project, staff can support this request.

**Public Works - Development Review**

The applicant has made progress with portions of the development; therefore, staff has no objection to this extension of time.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until May 18, 2022 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: KENDRA SAFFLE**

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

**DRAFT**

EASEMENTS  
(TITLE 30)

GRAND CANYON DR/MERANTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-19-400013 (VS-0803-16)-LEWIS INVESTMENT COMPANY NEVADA, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Meranto Avenue (alignment) and Gary Avenue (alignment), and between Conquistador Street (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/sv/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-19-301-012

**LAND USE PLAN:**  
ENTERPRISE - PUBLIC FACILITIES

**BACKGROUND:**  
**Project Description**

In the original application, the applicant proposed to develop the site as a single family residential development. The original request was to vacate 33 foot wide government patent easements along the perimeter of the parcel that were not necessary for development in the area.

Previous Conditions of Approval  
Listed below are the approved conditions for VS-0803-16:

**Current Planning**

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

**Public Works – Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to back of curb for Grand Canyon Drive, 35 feet to back of curb for Serene Avenue, 30 to 60 feet for Meranto Avenue, 30 feet for Conquistador Street and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building/Fire Prevention**

- This department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

**Applicant's Justification**

The applicant requests a 2 year extension of time to vacate patent easements. The applicant commenced the technical study, utility design, improvement plan, and mapping process.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0802-16	Reclassified the site to an R-2 zone for a single family residential development with a design review for single family residential development	Approved by BCC	February 2017
TM-0163-16	Single family residential development	Approved by BCC	February 2017
VS-0803-16	Vacated and abandoned easements of interest	Approved by BCC	February 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities, Residential Medium (from 3 to 14 du/ac) & Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels
South	Public Facilities, Residential Medium (from 3 to 14 du/ac)	R-E & R-2	Undeveloped parcels
East	Public Facilities, Residential Medium (from 3 to 14 du/ac)	R-E & R-2	Undeveloped parcels
West	Public Facilities, Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residence & undeveloped parcels

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff has no objection to the applicant's request for a 2 year extension of time to vacate government patent easements. The applicant has submitted the technical study, utility design, improvement plans and mapping.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until February 8, 2020 to record.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LEWIS INVESTMENT COMPANY OF NEVADA, LLC

**CONTACT:** LEWIS INVESTMENT COMPANY OF NEVADA, LLC, 5240 S. POLARIS AVENUE, LAS VEGAS, NV 89118



03/20/19 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

SEELIGER ST/COUGAR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-19-400015 (NZC-0858-15)-CENTURY COMMUNITIES NEVADA, LLC:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 18.1 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modified landscape provisions specific to wall heights; and **2)** increased wall height.

**DESIGN REVIEW** for a proposed single family residential development.

Generally located on the east side of Seeliger Street and the north and south sides of Cougar Avenue (alignment) within Enterprise (description on file). JJ/sv/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-17-301-013; 176-17-301-014; 176-17-316-001 through 176-17-316-043; 176-17-395-013; 176-17-399-014; 176-17-712-001 through 176-17-712-010; 176-17-712-012; 176-17-712-014 through 176-17-712-018; 176-17-712-020; 176-17-712-022 through 176-17-712-031; 176-17-795-002

**LAND USE PLAN:**

ENTERPRISE - PUBLIC FACILITIES & RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 18.1
- Number of Lots: 87
- Density (du/ac): 4.8 (gross density)/6.8 (net density)
- Minimum/Maximum Lot Size (square feet): 3,991/9,877
- Project Type: Single family development
- Number of Stories: 2
- Building Height (feet): Up to 27
- Square Feet: 1,608/2,288

**Site Plans**

The original plans submitted depict a residential development totaling 87 single family lots and 5 common area lots on 18.1 acres. The density of the residential subdivision is 4.8 dwelling units per acre. However, the actual net acreage (excluding undeveloped wash area) shows the density

at 6.8 dwelling units per acre. The average lot size is shown at 4,512 square feet. The internal streets are private and typically 49 feet in width which includes 5 foot wide sidewalks on both sides of the street. There is 1 point of access from Seeliger Street to the west.

Retaining wall height will be needed along the south portion of this site and other locations that necessitate increased wall heights. The applicant has proposed 2 cross sections for the walls along the wash. For walls that will require more than 6 feet retaining, the plans show off-set retaining walls to limit the exposed face with a decorative view fence that will be installed on top of the higher retaining wall; Code allows a maximum of 9 feet combined. For retaining walls 6 feet or less, the plans show a maximum of 6 feet of retaining with a 6 foot decorative view fence that will be installed on top which will meet Code. The other waiver associated with this request is for a 12 foot high wall (6 foot wall plus 6 foot retaining) that is located along a private street and will have a 5 foot wide landscape strip, where Code requires a minimum 6 foot.

#### Landscaping

Street landscaping along Seeliger Street will consist of a 10 foot wide landscape element that includes trees, shrubs, and groundcover. Internal to the site is one, 6,534 square foot community lot located near the main entry of the subdivision.

#### Elevations

The development will provide 2 story homes with a maximum height of up to 27 feet with 3 elevation plans for each line. All of the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, window articulation, and tile roofing.

#### Floor Plans

This development will feature 4 product lines with various floor areas.

#### Previous Conditions of Approval

Listed below are the approved conditions for NZC-0858-15:

#### Current Planning

- A resolution of intent to complete construction in 3 years;
- Decorative view fence to consist of black wrought-iron (which is consistent with approvals directly to the west);
- Install native plant materials between the off-set walls;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 a portion of Seeliger Street to match existing dedication width to the north;
- Vacate all unnecessary right-of-way along portions of Cougar Avenue and Seeliger Street.

**Building/Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not permitted), and any other fire apparatus access roadway obstructions; fire/emergency access must comply with the Fire Code as amended; show on-site fire lane, turning radius, and turn-arounds; show fire hydrant locations both on-site and within 750 feet; and that when installing streets using "L" curbs, a minimum 37 feet wide is required back of curb to back of curb, if using rolled curb, a minimum 39 foot widths are required from back of curb to back of curb.

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

- Applicant is advised that at the time of construction CCWRD will require estimated wastewater flow rates from all phases of the proposed project at build-out and submittal of civil improvement plans before sewer point-of-connection can be approved; all on-site sewers shall be public sewers for detached single family residential and shall meet all the requirements of CCWRD design and construction standards; and that CCWRD has no objection to the zoning change as submitted.

**Applicant's Justification**

The applicant states that their improvement plans have been fully approved and permitted and the final map has recorded. The applicant requests a 3 year extension of time to complete the project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400018 (VS-0859-15)	Extension of time to vacate and abandon easements	Approved by BCC	March 2018
ET-18-400019 (VS-0186-16)	Extension of time to vacate and abandon a portion of a right-of-way	Approved by BCC	March 2018
NZC-0858-15	Reclassified 18.1 acres from R-E zone to R-2 zone with a waiver for wall height and design review for single family residential development	Approved by BCC	March 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project - Single Family	R-2	Developed subdivision within Rhodes Ranch
South	Public Facilities	R-E	Blue Diamond Wash

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Public Facilities & Residential Suburban	R-E	Undeveloped land
West	Major Development Project – Single Family	R-2	Undeveloped parcels & single family homes within Rhodes Ranch

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

The applicant submitted their subdivision grading permit, improvement plans have been fully approved and permitted, and the final map has been recorded. Therefore, the applicant has commenced work on the project site and staff recommends approval with a 3 year extension to complete the project.

**Staff Recommendation Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until March 10, 2022 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: CENTURY COMMUNITIES OF NEVADA LLC**

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

**DRAFT**



RETAIL & AUTO CENTER  
(TITLE 30)

BLUE DIAMOND RD/EDMOND ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-19-400017 (UC-0553-16)-AFFILIATE INVESTMENTS, LLC:

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

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

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

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

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

RELATED INFORMATION:

APN:  
176-13-801-047

USE PERMITS:

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

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

**WAIVERS OF DEVELOPMENT STANDARDS:**

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

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

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

Site Plans

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

Landscaping

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

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

#### Elevations

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

#### Floor Plans

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

#### Signage

Signage is not a part of this application.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400215 (UC-0553-16):

#### Current Planning

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

#### Public Works - Development Review

- Compliance with previous conditions.

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

#### Current Planning

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

completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works – Development Review**

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

**Building/Fire Prevention**

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

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

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

Applicant's Justification

The applicant would like to extend the approval for an additional 2 years to align with the expiration dates of the pending design review and waiver of conditions applications.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-18-500231	Commercial development	Approved by PC	February 2019
ET-18-400214 (VS-0552-16)	First extension of time for vacation and abandonment of patent easements	Approved by BCC	November 2018
ET-18-400215 (UC-0553-16)	First extension of time for a retail shopping center	Approved by BCC	November 2018
UC-18-0437	Day care facility and restaurant, with waivers of development standards for alternative street landscaping (Edmond Street), and uses not within a permanent enclosed building (retail kiosks)	Approved by BCC	July 2018
UC-0553-16	Retail shopping center	Approved by BCC	September 2016
VS-0552-16	Vacated and abandoned patent easements	Approved by BCC	September 2016
VS-0453-10	Vacation and abandonment of patent easements – expired	Approved by PC	November 2010



**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0973-08	Automobile and retail center, various reductions of separation requirements to a residential use, and overhead doors to face a public street; waivers of development standards for landscaping and non-standard driveways; and waiver of conditions from 2 zone changes – expired	Approved by BCC	December 2008
ZC-0269-05	Reclassified a portion of this site to M-D zoning for future development	Approved by BCC	April 2005
ZC-1584-98	Reclassified 91 acres to M-D zoning for a large retail and office/warehouse complex	Approved by BCC	November 1998

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
WS-19-0097	A waiver of development standards to waive an intersection approach and departure reductions is a companion item on this agenda.
WC-19-400016 (UC-18-0437)	A waiver of conditions on the second use permit in order to change kiosk location and make changes to landscaping is a companion item on this agenda.
ET-19-400018 (VS-0552-16)	A second extension of time for vacation and abandonment of patent easements is a companion item on this agenda.
ET-19-400019 (UC-18-0437)	A first extension of time for a use permit for a day care and restaurant is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis  
Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since the original approval the applicant has obtained approval of the traffic study (PW18-19685) and several building permits for the structures on the

site. Therefore, since the applicant has been making progress towards completion of the project, staff can support the extension of time.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until March 20, 2021 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions excepted as amended below;
- Right-of-way dedication to include 30 feet for Ford Avenue, the spandrel at the intersection of Ford Avenue and Edmond Street, and, if required by the Nevada Department of Transportation or Clark County, the spandrel at the intersection of Edmond Street and Blue Diamond Road.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** AFFILIATE INVESTMENTS, LLC

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

EASEMENTS  
(TITLE 30)

BLUE DIAMOND RD/EDMOND ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-19-400018 (VS-0552-16)-AFFILIATE INVESTMENTS, LLC:**

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

**RELATED INFORMATION:**

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

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

**BACKGROUND:**  
**Project Description**

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

Previous Conditions of Approval  
Listed below are the approved conditions for ET-18-400214 (VS-0552-16):

Current Planning

- Until July 18, 2020 to record;
- Satisfy utility companies' requirements.
- Applicant advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the recording of the order of vacation in the Office of the County recorder must be completed or the application will expire; and that re-approval by the utility companies is required.

Public Works – Development Review

- Compliance with previous conditions.

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

**Current Planning**

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

**Public Works – Development Review**

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

**Building/Fire Prevention**

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

Applicant's Justification

The applicant would like to extend this application for 2 years to align with the expiration date of a pending design review application and a pending waiver of conditions application.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-18-500231	Commercial development	Approved by PC	February 2019
ET-18-400214 (VS-0552-16)	First extension of time for vacation and abandonment of patent easements	Approved by BCC	November 2018
ET-18-400215 (UC-0553-16)	First extension of time for a retail shopping center	Approved by BCC	November 2018
UC-18-0437	Day care facility and restaurant, with waivers of development standards for alternative street landscaping (Edmond Street), and uses not within a permanent enclosed building (retail kiosks)	Approved by BCC	July 2018
UC-0553-16	Retail shopping center	Approved by BCC	September 2016
VS-0552-16	Vacated and abandoned patent easements	Approved by BCC	September 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0453-10	Vacation and abandonment of patent easements – expired	Approved by PC	November 2010
UC-0973-08	Automobile and retail center, various reductions of separation requirements to a residential use, and overhead doors to face a public street; waivers of development standards for landscaping and non-standard driveways; and waiver of conditions from 2 zone changes – expired	Approved by BCC	December 2008
ZC-0269-05	Reclassified a portion of this site from H-2 to M-D zoning for future development	Approved by BCC	April 2005
ZC-1584-98	Reclassified 91 acres from R-E, H-2 and M-1 to M-D zoning for a large retail and office/warehouse complex	Approved by BCC	November 1998

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
WS-19-0097	A waiver of development standards for an intersection approach and departure reductions is a companion item on this agenda.
WC-19-400016 (UC-18-0437)	A waiver of conditions on the second use permit in order to change kiosk location and make changes to landscaping is a companion item on this agenda.
ET-19-400017 (UC-0553-16)	A second extension of time for a use permit for a retail center is a companion item on this agenda.
ET-19-400019 (UC-18-0437)	A first extension of time for a use permit for a day care and restaurant is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have

substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since the last extension of time the applicant has submitted a revised design review with WS-19-0097, which is a companion item on this agenda. Therefore, the applicant is working towards developing the site and staff can support the request.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until March 20, 2021 to record.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions excepted as amended below;
- Right-of-way dedication to include 30 feet for Ford Avenue, the spandrel at the intersection of Ford Avenue and Edmond Street, and, if required by the Nevada Department of Transportation or Clark County, the spandrel at the intersection of Edmond Street and Blue Diamond Road.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: AFFILIATE INVESTMENTS, LLC**

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

RETAIL CENTER/DAY CARE  
(TITLE 30)

BLUE DIAMOND RD/EDMOND ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-19-400019 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** for the following: 1) day care facility; and 2) restaurant.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative street landscaping (Edmond Street); and 2) uses not within a permanent enclosed building (retail kiosks).

**DESIGN REVIEW** for a retail center with a day care facility and restaurant on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.

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

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**RELATED INFORMATION:**

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

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow street landscaping along Edmond Street to only include shrubs and groundcover with no trees where street landscaping is required to also contain trees per Chapter 30.64.
2. Allow retail uses not within a permanent enclosed building where not allowed per Chapter 30.44.

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

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.4
- Project Type: Retail center, day care facility, and restaurant
- Number of Stories: 1
- Building Height (feet): Up to 32
- Square Feet: 27,000 (total)/10,100 (day care)/5,300 (outdoor play area with day care)/13,700 (in-line retail building)/3,200 (restaurant)
- Parking Required/Provided: 135/135

### Site Plans

The approved plans depict a 27,000 square foot retail/shopping center consisting of 3 buildings and a freestanding ATM machine. The buildings consist of the following: 1) a day care facility; 2) in-line retail building; 3) restaurant with drive-thru; and 4) freestanding ATM machine. The proposed buildings are located along the western and northern portion of the site, while the ATM machine is located toward the southeastern portion of the property. The proposed day care building, which is located on the northwest portion of the site, will have a 5,300 square foot outdoor play area directly south of the building and north of the entrance to the drive-thru lane for the proposed restaurant. The ATM machine has a drive-thru lane that is separate from the drive aisle for the overall parking lot area. The plans also depict an outdoor patio area to the east of the in-line retail building that is intended for a future restaurant. As part of the patio area, the applicant is proposing two, 144 square foot retail use kiosks that are depicted as mobile and not permanently enclosed structures. The site will have 1 access point from Blue Diamond Road and another from Edmond Street with no access from Ford Avenue to the north.

### Landscaping

The site is bounded by 3 rights-of-way with Ford Avenue to the north, Edmond Street to the east, and Blue Diamond Road to the south. Along Blue Diamond Road, the plans depict a 10 foot wide landscape area which was previously approved with UC-0553-16. Between the subject property line and an existing attached sidewalk is an additional 25 feet of Nevada Department of Transportation right-of-way (no trees will be planted in this area since there is an existing utility power easement along the south property line). Along Edmond Street, the plans depict a 20 foot to 32 foot wide landscape area with an attached sidewalk. The landscaping along Edmond Street will consist of only shrubs and groundcover with no proposed trees since the area is also an existing utility power easement. Along Ford Avenue, the plans depict a landscape area that varies from 10 feet to 16 feet in width with an attached sidewalk. Along the west property line the plans depict a 6 feet to 16 foot wide landscape area with trees, shrubs, and groundcover. Parking lot landscaping is equitably distributed throughout the site and is in compliance with all Title 30 provisions.

### Elevations

The approved plans depict 1 story buildings at a maximum height of 32 feet. The rooflines are a combination of pitched roof and parapet walls. The major portions of the building are shown at a height of 25 feet. The exterior of the buildings have a stucco finish with an aluminum storefront window system, and accent metal canopies. No specific elevations are provided for the proposed restaurant; however, the building will be similar in design to the other proposed buildings.

### Floor Plans

The buildings will range from 3,200 square feet to 10,100 square feet and are intended for retail, day care, and restaurant uses.

### Signage

Signage is not a part of this application.



### Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0437:

#### Current Planning

- 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 due to the lack of necessary public services in the area;
- Reinforced bollards and/or posts with decorative, enhanced, heavy gauge fencing for the proposed outdoor play area with additional trees and enhanced landscaping along the east and south sides of the play area;
- Landscaping per plans on file;
- Retail kiosks to be located per plans;
- Design review as a public hearing on substantial changes or change in use;
- 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 30 feet for Ford Avenue, the spandrel at the intersection of Ford Avenue and Edmond Street, and, if required by the Nevada Department of Transportation or Clark County, the spandrel at the intersection of Edmond Street and Blue Diamond Road;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division.
- Applicant is advised that the design of the site is reliant upon UC-0553-16 and VS-0552-16 and those applications will expire on September 21, 2018 if not extended; and that if the prior applications expire then new waivers and a vacation may be required.

#### Building Department - Fire Prevention

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0332-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

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

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-18-500231	Commercial development	Approved by PC	February 2019
ET-18-400214 (VS-0552-16)	First extension of time for vacation and abandonment of patent easements	Approved by BCC	November 2018
ET-18-400215 (UC-0553-16)	First extension of time for a retail shopping center	Approved by BCC	November 2018
UC-18-0437	Day care facility and restaurant, with waivers of development standards for alternative street landscaping (Edmond Street), and uses not within a permanent enclosed building (retail kiosks)	Approved by BCC	July 2018
UC-0553-16	Retail shopping center	Approved by BCC	September 2016
VS-0552-16	Vacated and abandoned patent easements	Approved by BCC	September 2016
VS-0453-10	Vacation and abandonment of patent easements - expired	Approved by PC	November 2010
UC-0973-08	Automobile and retail center, various reductions of separation requirements to a residential use, and overhead doors to face a public street; waivers of development standards for landscaping and non-standard driveways; and waiver of conditions from 2 zone changes - expired	Approved by BCC	December 2008
ZC-0269-05	Reclassified a portion of this site to M-D zoning for future development	Approved by BCC	April 2005
ZC-1584-98	Reclassified 91 acres to M-D zoning for a large retail and office/warehouse complex	Approved by BCC	November 1998

**Surrounding Land Use**

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

### Related Applications

Application Number	Request
WS-19-0097	A waiver of development standards for an intersection approach and departure reductions is a companion item on this agenda.
WC-19-400016 (UC-18-0437)	A waiver of conditions on the second use permit in order to change kiosk location and make changes to landscaping is a companion item on this agenda.
ET-19-400018 (VS-0552-16)	A second extension of time for vacation and abandonment of patent easements is a companion item on this agenda.
ET-19-400017 (UC-0553-16)	A second extension of time for a use permit for a retail and auto center is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since the original approval the applicant has obtained approval of the traffic study (PW18-19685) and several building permits for the structures on the site. Therefore, since the applicant has been making progress towards completion of the project, staff can support the extension of time.

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Until March 20, 2021 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: AFFILIATE INVESTMENTS, LLC**

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

**DRAFT**

MONTESSOURI AND CAMERO UNIT 1  
(TITLE 30)

MONTESSOURI ST/WIGWAM AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500031-L H VENTURES, LLC:**

**TENTATIVE MAP** consisting of 136 single family residential lots and common lots on 22.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Montessori Street and the north side of Wigwam Avenue within Enterprise. JJ/al /xx (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-15-601-007; 176-15-601-016 through 176-15-601-018

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 22.2
- Number of Lots: 136
- Density (du/ac): 6.2
- Minimum/Maximum Lot Size (square feet): 4,600/8,108
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 136 lots on 22.2 acres for a density of 6.2 dwelling units per acre. All lots, with the exception of 6 lots, will have direct access from a 37 foot wide private street network with no sidewalks. The Camero Avenue street alignment bisects the development. The portion of Camero Avenue west of Montessori Street will be a public right-of-way, and 6 lots will have direct access to this portion of Camero Avenue. Camero Avenue east of Montessori Street will be a private street. The internal private street network will connect to Montessori Street, which will be a public street.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0583-17	Reclassified the southern 7.2 acres of the site to an R-2 zone for a single family residential development	Approved by BCC	December 2017

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Facilities	P-F	Southwest Career & Technical Academy
East	Public Facilities & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped parcels
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped parcels
West	Residential Low (up to 3.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E (RNP-I) & R-2	Undeveloped parcels & single family residences

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WC-19-400021 (NZA-0583-17)	A waiver of conditions for a nonconforming zone change for a single family development is a companion item on this agenda.
ZC-19-0101	A zone change with waivers of development standards and a design review for a single family residential development is a companion item on this agenda.
VS-19-0102	A request to vacate 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, staff does not support companion item WC-19-400021 (NZA-0583-17), or the design review and waivers of development standards with ZC-19-0101, which must be approved to allow the proposed layout of this tentative map. Therefore, staff does not 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.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Linden Hill is a street name sound alike;
- Ashton Creek, Plum Hill and Red Lily shall have approved suffixes.

**Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0059-2019 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**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





PARKING LOT AND EVENT AREA  
(TITLE 30)

BLUE DIAMOND RD/DEAN MARTIN DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0106-MAJESTIC ENTPRS HOLDINGS, LLC:**

**USE PERMITS** for the following: 1) fairground; 2) recreational facility (concerts, musical festivals, food festivals, sport events, and other outdoor special events) with accessory food, beverage, retail sales, and on-premises consumption of alcohol; and 3) deviations as shown per plans on file.

**DEVIATIONS** for the following: 1) alternative parking lot design; 2) waive landscaping; and 3) all other deviations as shown per plans on file.

**DESIGN REVIEWS** for the following: 1) parking lot; 2) fairground; and 3) recreational facility in conjunction with the Silverton Resort Hotel on 32.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-2 Overlay District.

Generally located on the south side of Blue Diamond Road and the east side of Dean Martin Drive within Enterprise. JJ/al/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-17-111-004; 177-17-210-001; 177-17-210-003

**DEVIATIONS:**

1. a. Waive striping for spaces within a parking lot where required per Section 30.60.020.
- b. Waive parking lot design and layout, including pedestrian walkway, where required per Section 30.60.050 and Table 30.60-4.
2. a. Waive landscaping within a parking lot where required per Figure 30.64-14.
- b. Waive landscaping along a portion of Dean Martin Drive where landscaping per Figure 30.64-17 is required.
3. All other deviations as shown per plans on file.

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8250 & 8350 Dean Martin Drive and 3333 Blue Diamond Road
- Site Acreage: 32.8

- Project Type: Parking lot, fairgrounds and recreational facility

Site Plan

The request is to pave an undeveloped parcel that is located on the southern portion of the Silverton Resort Hotel to be used as an overflow parking lot and as a location for concerts, musical festivals, food festivals, sports events, and other outdoor special events. All required parking in conjunction with the resort hotel is provided on other locations within the resort hotel site. The undeveloped parcel has been used in the past for temporary parking and for temporary commercial events in conjunction with the resort hotel. No permanent structures are proposed with this request. Access to the parking lot/fairground/recreational facility is provided by existing private roads on the resort hotel site. Access to the resort hotel is provided from Blue Diamond Road and Dean Martin Drive.

Landscaping

There are existing landscape areas located along the north, west, and east sides of the undeveloped lot consisting of trees, shrubs and groundcover. No changes are proposed to these existing landscape areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this site has been used in the past for temporary parking and for temporary events. Air quality requirements will only allow limited use of an unpaved lot for temporary uses. By paving the lot the site could be used continuously. Paving this site for a parking lot would also allow the resort hotel to use the area for staging other activities and events for the resort hotel, which is not permitted at this time. Additionally, the use of the site as a fairground and recreational facility will allow for special events that are appropriate in conjunction with resort hotel, and similar uses have been approved for other properties in the County.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-18-0801	Comprehensive sign package for the Silverton Resort Hotel	Approved by BCC	December 2018
WS-18-0741	Signage including waivers for roof signs and reduced separation of monument signs for a commercial center	Approved by BCC	November 2018
UC-0978-17	Relocate an existing watercraft storage area	Approved by BCC	December 2017
VS-0870-17	Vacated and abandoned a 5 foot wide portion of Valley View Boulevard for detached sidewalks	Approved by PC	December 2017
DR-0715-17	Hotel (Hyatt Place)	Approved by BCC	October 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0734-17	A retail building and restaurant with drive-thru within an approved commercial center	Approved by BCC	September 2017
DR-0206-16	Restaurants with drive-thru services and retail buildings within an approved commercial center	Approved by BCC	May 2016
DR-0205-16	Manmade decorative water features	Approved by BCC	May 2016
UC-0827-15	Use permits and a design review for a commercial center	Approved by BCC	January 2016
UC-0826-15	Allowed a restaurant (Cracker Barrel) without primary access through the interior of the resort hotel with design reviews for a restaurant, a relocated watercraft storage area, and signage	Approved by BCC	January 2016
UC-0016-15	Roof signs and animated signs in conjunction with an existing resort hotel complex (Silverton)	Approved by BCC	April 2015
UC-0643-14	Allowed live entertainment beyond daytime hours for a temporary outdoor commercial event subject to 2 years to commence and review - expired	Approved by BCC	September 2014
UC-0511-13	Use permits and design review to increase building height and allow kitchens in guestrooms for 2 timeshare hotel towers	Approved by BCC	December 2013
UC-0512-13	Use permits and design review for a membrane structure (live entertainment venue), modular restrooms, and an outside storage area for vehicle sales (watercraft)	Approved by BCC	October 2013
TM-0062-09	3 lot commercial subdivision	Approved by BCC	October 2009
ZC-0515-09	Reclassified 0.6 acres from R-E & C-2 to H-1 zoning for an existing resort hotel	Approved by BCC	October 2009
ZC-0380-08	Reclassified a 34.4 acre portion of the subject site from C-2 to H-1 zoning for future expansion of a resort hotel	Approved by BCC	December 2008
UC-0363-07	Parking garage and modifications to an existing resort hotel	Approved by BCC	June 2007

Other various land use applications were also submitted on the site.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist, Business and Design/Research Park & Commercial General	H-1, M-D & C-2	Portions of the Silverton Resort Hotel, Truck stop, gasoline stations, & a fast food restaurant

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South	Commercial Tourist & Commercial Neighborhood	C-2, H-2, & R-E	Restaurant/tavern & undeveloped
East	Commercial Tourist	RVP	I-15 & recreational vehicle park
West	Commercial Tourist & Public Facilities	C-2, H-2, & R-E	Shopping center & electrical substation

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

The site is currently an undeveloped lot that has been used in the past for temporary parking and for temporary events. The applicant is requesting to pave the site for a parking lot to be used for overflow parking and no permanent structures are proposed in conjunction with this request. All of the parking associated with this parking lot will be in excess of Code requirements. The applicant would also use the site for events and as a staging area for events and activities at other locations within the resort hotel site. The plan is to pave the site to be in compliance with air quality requirements. The requests to eliminate parking and landscaping per Code standards are to allow greater flexibility with the use of the parking lot. Additionally, this site may be developed with other uses in the future and any landscaping or other improvements would have to be removed.

Approval of the use permits for the fairground and recreational facility would allow this site to be used for a variety of events like concerts, musical festivals, food festivals, sport events, and other outdoor special events. The subject site is located within an H-1 zone in an area designated Commercial Tourist by the Enterprise Land Use Plan. The H-1 zoned areas and areas designated Commercial Tourist are intended to be prime activity centers where hotels, casinos, entertainment uses, general business, professional and public offices, commercial uses, and multi-family residential uses are located. Similar uses have been approved in conjunction with other resort hotels in the County. The fairground and recreational facility are appropriate uses in this area. Since the request is to pave an undeveloped lot to be used for excess parking, and a fairground and recreation facility, which are appropriate uses for the site; staff supports the request with a time limit for 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**

- 2 year time limit to commence and review the fairground/recreational facility;
- The fairgrounds and recreational facility are limited to this parking lot only;
- Any live entertainment associated with the fairground/recreational facility is limited from 10:00 a.m. to 10:00 p.m. Sundays through Thursdays and from 10:00 a.m. to midnight Fridays and Saturdays;
- A maximum of 6 events per year for the fairground/recreational facility;
- Each event to be a maximum of 10 days;
- The parking lot may be used as a staging area for other events associated with the resort hotel and any such staging will not be considered as an event for the fairground/recreational facility;
- For tracking purposes a Temporary Commercial Use application shall be filed prior to each event.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance.

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

- No comment.

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

**APPLICANT: RICK LANE**

**CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101**



**EASEMENTS  
(TITLE 30)**

WIGWAM AVE/MONTESSOURI ST

**PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-19-0102-L H VENTURES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Shelbourne Avenue and Wigwam Avenue, and between Rainbow Boulevard and Belcastro Street (alignment) within Enterprise (description on file). JJ/al/xx (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-15-601-007; 176-15-601-016 through 176-15-601-018

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

**BACKGROUND:**  
**Project Description**  
The applicant is proposing to develop the site as a single family residential subdivision. The request is to vacate government patent easements that the applicant indicates are not necessary for development in this area. All required rights-of-way and easements will be provided with the future subdivision of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0583-17	Reclassified the southern 7.2 acres of the site to an R-2 zone for a single family residential development	Approved by BCC	December 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Southwest Career & Technical Academy
East	Public Facilities & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped parcels
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped parcels

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Residential Low (up to 3.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E (RNP-I) & R-2	Undeveloped parcels & single family residences

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WC-19-400021 (NZC-0583-17)	A waiver of conditions for a nonconforming zone change for a single family development is a companion item on this agenda.
ZC-19-0101	A zone change with waivers of development standards and a design review for a single family residential development is a companion item on this agenda.
TM-19-500031	A tentative map 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  
Public Works**

**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.



**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

**DRAFT**



03/20/19 BCC AGENDA SHEET

RETAIL CENTER/DAY CARE  
(TITLE 30)

BLUE DIAMOND RD/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400016 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:

**WAIVERS OF CONDITIONS** of a use permit requiring the following: 1) landscaping per plans on file; and 2) retail kiosks to be located per plans in conjunction with an approved retail center, day care facility, and restaurant on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.

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

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RELATED INFORMATION:

**APN:**

176-13-801-047

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.4
- Project Type: Retail center, day care facility, and restaurant
- Number of Stories: 1
- Building Height (feet): Up to 32
- Square Feet: 27,000 (total)/10,100 (day care)/5,300 (outdoor play area with day care)/13,700 (in-line retail building)/3,200 (restaurant)
- Parking Required/Provided: 135/135

Site Plans

The approved plans depict a 27,000 square foot retail/shopping center consisting of 3 buildings and a freestanding ATM machine. The buildings consist of the following: 1) a day care facility; 2) in-line retail building; 3) restaurant with drive-thru; and 4) freestanding ATM machine. The proposed buildings are located along the western and northern portions of the site, while the ATM machine is located towards the southeastern portion of the property. The proposed day care building, which is located on the northwest portion of the site, will have a 5,300 square foot outdoor play area directly south of the building and north of the entrance to the drive-thru lane

for the proposed restaurant. The ATM machine has a drive-thru lane that is separate from the drive aisle for the overall parking lot area. The plans also depict an outdoor patio area to the east of the in-line retail building that is intended for a future restaurant. As part of the patio area, the applicant is proposing two, 144 square foot retail use kiosks that are depicted as mobile and not permanently enclosed structures. The site will have 1 access point from Blue Diamond Road and another from Edmond Street with no access from Ford Avenue to the north.

#### Landscaping

The site is bounded by 3 rights-of-way with Ford Avenue to the north, Edmond Street to the east, and Blue Diamond Road to the south. Along Blue Diamond Road, the plans depict a 10 foot wide landscape area which was previously approved with UC-0553-16. Between the subject property line and an existing attached sidewalk is an additional 25 feet of Nevada Department of Transportation right-of-way (no trees will be planted in this area since there is an existing utility power easement along the south property line). Along Edmond Street, the plans depict a 20 foot to 32 foot wide landscape area with an attached sidewalk. The landscaping along Edmond Street will consist of only shrubs and groundcover with no proposed trees since the area is also an existing utility power easement. Along Ford Avenue, the plans depict a landscape area that varies from 10 feet to 16 feet in width with an attached sidewalk. Along the west property line the plans depict a 6 foot to 16 foot wide landscape area with trees, shrubs, and groundcover. Parking lot landscaping is equitably distributed throughout the site and is in compliance with all Title 30 provisions.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0437:

##### Current Planning

- 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 due to the lack of necessary public services in the area;
- Reinforced bollards and/or posts with decorative, enhanced, heavy gauge fencing for the proposed outdoor play area with additional trees and enhanced landscaping along the east and south sides of the play area;
- Landscaping per plans on file;
- Retail kiosks to be located per plans;
- Design review as a public hearing on substantial changes or change in use;
- 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 30 feet for Ford Avenue, the spandrel at the intersection of Ford Avenue and Edmond Street, and, if required by the Nevada Department of Transportation or Clark County, the spandrel at the intersection of Edmond Street and Blue Diamond Road;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division.
- Applicant is advised that the design of the site is reliant upon UC-0553-16 and VS-0552-16 and those applications will expire on September 21, 2018 if not extended; and that if the prior applications expire then new waivers and a vacation may be required.

**Building Department - Fire Prevention**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0332-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant is requesting to waive the conditions since the site has been slightly modified and the kiosk locations moved slightly with fewer kiosks and the landscaping has been revised to accommodate the building locations and access points. These minor changes will not have any negative impact on the overall design of the site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0437	Retail and day care and restaurant with waivers for landscaping	Approved by BCC	July 2018
UC-0553-16	Retail and auto center with various reductions of separation requirements to a residential use; waivers for landscaping and non-standard driveway and waiver of conditions from 2 zone changes	Approved by BCC	September 2016
VS-0552-16	Vacated and abandoned patent easements	Approved by BCC	September 2016
VS-0453-10	Vacated and abandoned patent easements – expired	Approved by PC	November 2010
UC-0973-08	Automobile and retail center in an M-D zone; various reductions of separations requirements to a residential use; and allow overhead doors to face a public street; waivers for landscaping and non-standard driveways; and waiver of conditions from 2 zone changes – expired	Approved by BCC	December 2008

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0269-05	Reclassified a portion of this site to M-D zoning for future development	Approved by BCC	April 2005
ZC-1584-98	Reclassified 91 acres to M-D zoning for a large retail and office/warehouse complex which included a portion of this site	Approved by BCC	November 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	H-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	M-D	Undeveloped but with an approved retail & commercial building
South	Commercial Neighborhood	R-2 & C-1	Undeveloped & medical office building
West	Business and Design/Research Park & Residential Suburban (up to 8 du/ac)	M-D	Undeveloped

The immediate area is within the Public Facilities Needs Assessment (PFNA) area and the MUD-3 Overlay District.

**Related Applications**

Application Number	Request
WS-19-0097	A waiver of development standards to modify driveway design standards with design review for retail, day care, and automobile maintenance is a companion item on this agenda.
ET-19-400017 (UC-0553-16)	A second extension of time for a use permit for a retail and auto center is a companion item on this agenda.
ET-19-400018 (VS-0552-16)	A second extension of time for vacation and abandonment of patent easements is a companion item on this agenda.
ET-19-400019 (UC-18-0437)	A first extension of time for a use permit for a day care and restaurant 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**

Staff finds the request is appropriate since the accompanying site plan submitted with the companion request is fully compliant with required landscaping with better on-site circulation. The new site plan meets the intent of the original conditions. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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:**

**PROTEST:**

**APPLICANT:** AFFILIATE INVESTMENTS, LLC

**CONTACT:** LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 680, LAS VEGAS, NV 89135





03/20/19 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT  
(TITLE 30)

MONTESSOURI ST/WIGWAM AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WC-19-400021 (NZN-0583-17)-L H VENTURES, LLC:**

**WAIVERS OF CONDITIONS** of a zone change for the following: 1) per revised plans; 2) limited to 39 lots; 3) minimum lot size to be 5,200 square feet; 4) full off-site improvements; and 5) right-of-way dedication to include 35 feet to back of curb for Wigwam Avenue, 30 feet for Montessori Street, 30 feet for Camero Avenue, and associated spandrels for an approved single family residential development on 7.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located between Wigwam Avenue and Camero Avenue and the east side of Montessori Street (alignment) within Enterprise. JJ/al/xx (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-15-601-007; 176-15-601-016 through 176-15-601-017

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.2
- Number of Lots: 39
- Density (du/ac): 5.4
- Minimum/Maximum Lot Size (square feet): 5,200/6,212 (net and gross)
- Project Type: Waive conditions of approval for a single family residential development
- Number of Stories: 2 and 3
- Building Height (feet): 25 to 35
- Square Feet: 1,800 to 3,072

**History & Request**

This site was reclassified to an R-2 zone by action of NZC-0583-17 in December 2017. The approved plan depicts a single family residential development consisting of 39 lots on 7.2 acres for a density of 5.4 dwelling units per acre. The original plans for NZC-0583-17 depicted 50 lots on the site with a density of 6.9 dwelling units per acre and a minimum lot size of 3,881 square feet. Staff had recommended denial of that request and the applicant held the request at the

Board of County Commissioners (Board) meetings 4 times to work with staff to revise the project. The final plan that was presented to and approved by the Board was supported by staff with agreed upon conditions to address concerns for the impacts the project would have on the community. The applicant is proposing to develop this site with the adjacent parcel to the north and is requesting to waive conditions they believe are no longer applicable if this site is developed as a unified residential development with the parcel to the north.

The major changes for the site that are depicted on the proposed plan that was submitted with the related application (ZC-19-0101) are an increase in the lot count and a decrease in lot area.

#### Site Plans

The approved plans depict a single family residential development consisting of 39 lots on 7.2 acres for a density of 5.4 dwelling units per acre. All lots, with the exception of 9 lots along Camero Avenue, have direct access from a 37 foot wide private street with a sidewalk on 1 side of the street.

#### Landscaping

The approved plans depict the following: 1) 6 foot wide street landscape area along Montessori Street; 2) 15 foot wide street landscape area with a detached sidewalk along Wigwam Avenue; and 3) 6 foot wide street landscape area adjacent to 1 lot along Camero Avenue.

#### Elevations

The approved plans show five, 2 to 3 story, up to 35 foot high, single family detached residential models. 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 approved plans depict homes ranging in size from 1,800 to 3,072 square feet (livable area) with options which may further increase the area of each model. All models will have 2 car garages (front loaded).

#### Previous Conditions of Approval

Listed below are the approved conditions for NZC-0583-17:

#### Current Planning

- A resolution of intent to complete in 3 years;
- Per revised plans;
- Limited to 39 lots;
- Minimum lot size to be 5,200 square feet;
- 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 on any changes to 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 35 feet to back of curb for Wigwam Avenue, 30 feet for Montessori Street, 30 feet for Camaro Avenue, and associated spandrels;
- Vacate all unnecessary easements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- Applicant is advised that a prior Point of Connection (POC) request has been completed for this project (POC Tracking #0231-2017).

**Applicant’s Justification**

The applicant indicates that the site was originally approved as a single family residential development consisting of 39 lots on 7.2 acres. Since the approval of NZC-0583-17 the site has changed ownership and the current owner would like to combine this site with the property to the north to develop a large unified single family residential development. The conditions that are proposed to be waived are no longer appropriate for the proposed, larger unified residential development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0583-17	Reclassified the site to an R-2 zone for a single family residential development	Approved by BCC	December 2017

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
ZC-19-0101	A zone change with waivers of development standards and a design review for a single family residential development is a companion item on this agenda.
VS-19-0102	A request to vacate easements is a companion item on this agenda.

**Related Applications**

Application Number	Request
TM-19-500031	A tentative map 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**

Staff found that the plans originally submitted for NZC-0583-17 were too intense and the density too high for this community and had recommended denial of the application. Staff was concerned that the project would impact future land use patterns in this area and that the project could have significant impacts on public facilities such as schools, traffic, and transportation and may lead to dramatic changes in existing neighborhoods. The application was held by the applicant 4 times to work with staff on revisions to the project. The plans that were finally approved were supported by staff with conditions of approval agreed upon by the applicant to address concerns for the impacts of the project on the community. Staff finds that there have been no significant changes to this area to warrant the elimination of these conditions; and therefore, does not support this request.

**Staff Recommendation**

Denial.

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Building Department - Fire Prevention**

If approved:

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turnaround provided.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0059-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** AMERICAN WEST DEVELOPMENT INC.

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

DRAFT



03/20/19 BCC AGENDA SHEET

RETAIL CENTER/DAY CARE/  
AUTOMOBILE MAINTENANCE  
(TITLE 30)

BLUE DIAMOND RD/EDMOND ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0097-AFFILIATE INVESTMENTS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEW** for a retail center with a day care facility and automobile maintenance on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.

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

RELATED INFORMATION:

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

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Allow a 68 foot driveway departure distance for a driveway along Edmond Street where a 190 foot departure distance is required per Uniform Standard Drawing 222.1 (a 64% reduction).
- b. Allow a 66 foot driveway approach distance for a driveway along Edmond Street where a 150 foot approach distance is required per Uniform Standard Drawing 222.1 (a 56% reduction).
- c. Reduce throat depth for a proposed driveway to 23 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 77% reduction).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.4
- Project Type: Retail center, day care facility, and automobile maintenance
- Number of Stories: 1
- Building Height: Up to 37 feet

- Square Feet: 26,794 (total)/10,000 (day care)/5,800 (outdoor play area with day care)/7,794 (in-line retail building)/5,200 (auto maintenance)/3,800 (future Pad A)
- Parking Required/Provided: 134/139

#### Site Plans & Project Scope

The plans depict a 26,794 square foot retail/shopping center consisting of 3 buildings, a freestanding ATM machine, and a future Pad "A" building. The buildings consist of the following: 1) a day care facility; 2) in-line retail building; 3) automobile maintenance; and 4) freestanding ATM machine. The proposed buildings are located along the western and northern portions of the site, while the ATM machine is located towards the southeastern portion of the property. The proposed day care building, which is located on the northwest portion of the site, will have a 5,800 square foot outdoor play area directly west of the building and north of the proposed automobile maintenance building. The ATM machine has a drive-thru lane that is separate from the drive aisle for the overall parking lot area. The plans also depict an outdoor patio area to the east of the in-line retail building that is intended for a future restaurant. As part of the patio area, the applicant is proposing 2, retail use kiosks that are depicted as mobile and not permanently enclosed structures which were approved with UC-18-0437. The site will have 1 access point from Blue Diamond Road and another from Edmond Street with no access from Ford Avenue to the north.

#### Landscaping

The site is bounded by 3 rights-of-way with Ford Avenue to the north, Edmond Street to the east, and Blue Diamond Road to the south. Along Blue Diamond Road, the plans depict a 10 foot wide landscape area which was previously approved with UC-0553-16. Between the subject property line and an existing attached sidewalk is an additional 25 feet of Nevada Department of Transportation right-of-way (no trees will be planted in this area since there is an existing utility power easement along the south property line). Along Edmond Street, the plans depict a 20 foot to 32 foot wide landscape area with an attached sidewalk. The landscaping along Edmond Street will consist of only shrubs and groundcover with no proposed trees since the area is also an existing utility power easement and was previously approved with UC-18-0437. Along Ford Avenue, the plans depict a 20 foot wide landscape area with an attached sidewalk. Along the west property line the plans depict a 6 foot to 14 foot wide landscape area with trees, shrubs, and groundcover. Parking lot landscaping is equitably distributed throughout the site and is in compliance with all Title 30 provisions.

#### Elevations

The plans depict 1 story buildings at a maximum height of 37 feet. The rooflines are a combination of pitched roof and parapet walls. The major portions of the building are shown at a height of 28 feet. The exterior of the buildings have a stucco finish with an aluminum storefront window system, and accent metal canopies. No specific elevations are provided for the proposed Pad A; however, the building will be similar in design to the other proposed buildings.

#### Floor Plans

The buildings will range from 5,200 square feet to 10,000 square feet and are intended for retail, day care, and automobile maintenance uses.



Applicant's Justification

The applicant indicates that this property is a suitable location for these uses and is adequately parked. The proposed development is less intense than what was previously approved and the subject property is located along a major commercial corridor.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0437	Retail and day care and restaurant with waivers for landscaping	Approved by BCC	July 2018
UC-0553-16	Retail and auto center with various reductions of separation requirements to a residential use; waivers for landscaping and non-standard driveway and waiver of conditions from 2 zone changes	Approved by BCC	September 2016
VS-0552-16	Vacated and abandoned patent easements	Approved by BCC	September 2016
VS-0453-10	Vacated and abandoned patent easements -- expired	Approved by PC	November 2010
UC-0973-08	Automobile and retail center in an M-D zone; various reductions of separations requirements to a residential use; and allow overhead doors to face a public street; waivers for landscaping and non-standard driveways; and waiver of conditions from 2 zone changes -- expired	Approved by BCC	December 2008
ZC-0269-05	Reclassified a portion of this site to M-D zoning for future development	Approved by BCC	April 2005
ZC-1584-98	Reclassified 91 acres to M-D zoning for a large retail and office/warehouse complex which included a portion of this site	Approved by BCC	November 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	H-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	M-D	Undeveloped but with an approved retail & commercial building
South	Commercial Neighborhood	R-2 & C-1	Undeveloped & medical office building
West	Business and Design/Research Park & Residential Suburban (up to 8 du/ac)	M-D	Undeveloped

The immediate area is within the Public Facilities Needs Assessment (PFNA) area and the MUD-3 Overlay District.

### Related Applications

Application Number	Request
WC-19-400016 (UC-18-0437)	A waiver of conditions on the second use permit in order to change kiosk location and make changes to landscaping is a companion item on this agenda.
ET-19-400017 (UC-0553-16)	A second extension of time for a use permit for a retail and auto center is a companion item on this agenda.
ET-19-400018 (VS-0552-16)	A second extension of time for vacation and abandonment of patent easements is a companion item on this agenda.
ET-19-400019 (UC-18-0437)	A first extension of time for a use permit for a day care and restaurant is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

###### Waiver of Development Standards

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

###### Design Review

Staff finds this request is compliant with the Enterprise Land Use Plan and goals and policies within the Comprehensive Master Plan. Furthermore, the uses requested and the design of the project are compatible with the existing and proposed zoning and development in the area.

##### 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

- 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 due to the lack of necessary public services in the area;
- Design review as a public hearing on substantial changes or change in use;

- Design review as a public hearing for lighting and signage;
- 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.

**Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0332-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: AFFILIATE INVESTMENTS, LLC  
CONTACT: LINDSAY BROWN, KAEMPEER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 650, LAS VEGAS, NV 89135**



03/20/19 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT  
(TITLE 30)

WIGWAM AVE/MONTESSOURI ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-19-0101-L H VENTURES LLC:**

**ZONE CHANGE** to reclassify 15.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative yards; 2) landscaping and screening; 3) off-site improvements (curbs, gutters streetlights, sidewalks, and partial paving); and 4) street intersection off-set.

**DESIGN REVIEW** for a single family residential development on 22.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Montessori Street and the north side of Wigwam Avenue within Enterprise (description on file). JJ/al/xx (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-15-601-007; 176-15-601-016 through 176-15-601-018

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow alternative yard layouts for 2 lots within a proposed residential development where yard layouts per Figure 30.56-5 and Figure 30.56-6 are the standard.
2.
  - a. Increase wall height to 7 feet where 6 feet is permitted per Section 30.64.020 (a 16.7% increase).
  - b. Permit a 5 foot high wall within 15 feet of the front property for 2 lots where a 5 foot high decorative fence is permitted per Table 30.64-1.
  - c. Permit an alternative landscaping area with no sidewalk along Wigwam Avenue where landscaping with a detached sidewalk is required per Figure 30.64-17.
3. Waive full off-site improvements (curbs, gutters, streetlights, sidewalks, and reduced width paving) for Wigwam Avenue where off-site improvements per Section 30.52.040 are required.
4. Reduce the street intersection off-set to 108 feet where a minimum of 125 feet is required per Section 30.52.052.

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)  
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 15.2 zone change/22.2 residential development
- Number of Lots: 136
- Density (du/ac): 6.2
- Minimum/Maximum Lot Size (square feet): 4,600/8,108
- Project Type: Single family residential development
- Number of Stories: 2 and 3
- Building Height (feet): 25 to 35
- Square Feet: 2,940 to 4,217

#### Site Plans

The plans depict a proposed single family residential development consisting of 136 lots on 22.2 acres for a density of 6.2 dwelling units per acre. All lots, with the exception of 6 lots, will have direct access from an internal network of 37 foot wide private streets with no sidewalks. The Camero Avenue street alignment bisects the development. The portion of Camero Avenue west of Montessouri Street will be a public right-of-way, and 6 lots will have direct access to this portion of Camero Avenue. Camero Avenue east of Montessouri Street will be a private street. The internal private street network will connect to Montessouri Street, which will be a public street. With the exception of Wigwam Avenue, all public streets that bound the proposed site are proposed to be constructed with full off-site improvements. The applicant is requesting a waiver of development standards to develop Wigwam Avenue to rural street standards.

#### Landscaping

The plans depict the following: 1) 6 foot wide street landscape areas along the side streets of the corner lots within the development; 2) 10 foot wide street landscape area with no sidewalk along Wigwam Avenue; and 3) 10 foot wide street landscape area with an attached sidewalk adjacent to Shelbourne Avenue. With the exception of Wigwam Avenue, attached sidewalks are provided adjacent to the public streets within the development; however, no sidewalks are provided adjacent to the private streets within the development.

#### Elevations

The plans show four, 2 to 3 story, up to 35 feet high, single family detached residential models. 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. The 3 story homes will have an option for a roof top deck.

#### Floor Plans

The plans depict homes ranging in size from 2,940 to 4,217 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 request is appropriate and compatible with the developed parcels in the area and that the proposed density and intensity will result in a land use that is consistent with the surrounding residential area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0583-17	Reclassified the southern 7.2 acres of the site to an R-2 zone for a single family residential development	Approved by BCC	December 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Southwest Career & Technical Academy
East	Public Facilities & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped parcels
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-1)	Undeveloped parcels
West	Residential Low (up to 3.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E (RNP-1) & R-2	Undeveloped parcels & single family residences

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

**Related Applications**

Application Number	Request
WC-19-400021 (NZC-0583-17)	A waiver of conditions for a nonconforming zone change for a single family development is a companion item on this agenda.
VS-19-0102	A request to vacate easements is a companion item on this agenda.
TM-19-500031	A tentative map 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**

Zone Change

The zone change portion of this request is for the northern 15 acres of the site only. The request conforms to the Enterprise Land Use Plan and the proposed zoning is consistent and compatible with existing developments and planned land uses in the 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

### Waivers of Development Standards #1, #2, & Design Review

The size of the lots and the density of the project are consistent and compatible with existing developments in the area. The design of the proposed homes comply with the requirements of Title 30; however, staff has concerns with the proposed project. The southern 7.2 acres of the site was reclassified to an R-2 zone by NZC-0583-17. That application was approved subject to very specific conditions for the design and density of the southern 7.2 acres. These conditions of approval were worked out and agreed to by staff and the applicant at that time to address concerns for the impacts that the development could have on the surrounding area. A waivers of conditions application, WC-19-400021, is a companion item on this agenda to waive some of the conditions of approval of NZC-0583-17 to allow the proposed design of this project, and staff does not support the waivers of conditions. The next concern is that this site abuts an R-E (RNP-I) area to the west and south. Past practice in the Enterprise Planning Area is to require residential development with higher densities than RNP-I areas to provide 10,000 square foot lots in the portions of the project that abut the RNP-I area. NZC-0583-17 did not provide any 10,000 square foot lots; however, all lots within the proposed development were required to have a minimum area of 5,200 square feet. Therefore, staff finds that all lots within the proposed development that abut the RNP-I area should be a minimum of 5,200 square feet in area. There is an existing single family residential development to the west of the northern portion of the site. The homes within this development that are adjacent to the site are all 1 story. Staff is concerned that the proposed 3 story home models would be out of character adjacent to these existing single story homes. Based on these concerns, and the fact that staff does not support the companion waivers of conditions application, staff does not support waivers of development standards #1 and #2 or the design review.

### **Public Works Waivers**

### **Staff Recommendation**

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

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



**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- No 3 story homes adjacent to existing residential development to the west;
- 5,200 square foot minimum lot size for all lots abutting the RNP-I area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 4 years of approval date or they will expire.

**Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

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**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

