



# Enterprise Town Advisory Board

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

March 13, 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 27, 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 March 13, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

A. Representatives from Clark County Water Reclamation District will provide information on upcoming sewer construction projects in Enterprise. (for discussion)

VI. Planning & Zoning

1. **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 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**
2. **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**
3. **WS-18-0918-S R M F TOWN SQUARE OWNER, LLC:**  
**HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** to permit encroachment into airspace.  
**DESIGN REVIEWS** for the following: **1)** amend an approved comprehensive sign plan; and **2)** modifications to existing freestanding signs in conjunction with the Town Square shopping Center on 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. MN/al/ja (For possible action) **03/20/19 BCC**
4. **ET-19-400027 (UC-0773-16)-BUELTEL, JOHN & DEBORA:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** increase the area of a proposed accessory structure; **2)** allow an accessory structure that is not compatible with the proposed principal structure (single family residence); and **3)** modified design standards.  
**DESIGN REVIEW** for a proposed accessory structure in conjunction with a proposed single family residence on 1.3 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the north side of Ford Avenue, 330 feet east of Arville Street within Enterprise. JJ/tk/ja (For possible action) **04/02/19 PC**

5. **NZC-19-0137-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:**  
**ZONE CHANGE** to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; and **2)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on 17.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise (description on file). JJ/pb/ja (For possible action) **04/02/19 PC**
  
6. **TM-19-500044-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS; ET AL:**  
**TENTATIVE MAP** consisting of 104 single family residential lots and common lots on 17.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/pb/ja (For possible action) **04/02/19 PC**
  
7. **UC-19-0117-9555 PRIME, LLC & 9555 MDN, LLC:**  
**USE PERMIT** for a tattoo studio in conjunction with an existing commercial building on 3.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Gary Avenue within Enterprise. MN/sd/ja (For possible action) **04/02/19 PC**
  
8. **VS-19-0114-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #6 LEASE:**  
**VACATE AND ABANDON** a portion of a right-of-way being Badura Avenue located between Edmond Street and Decatur Boulevard within Enterprise (description on file). MN/tk/ja (For possible action) **04/02/19 PC**
  
9. **VS-19-0124-VAG HOLDINGS II, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Redwood Street and Torrey Pines Drive, and between Maule Avenue and Badura Avenue within Enterprise. MN/tk/ja (For possible action) **04/02/19 PC**
  
10. **VS-19-0125-HGA HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Redwood Street and Torrey Pines Drive, and between Maule Avenue and Badura Avenue within Enterprise. MN/tk/ja (For possible action) **04/02/19 PC**
  
11. **VS-19-0138-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Torino Avenue and Cougar Avenue and a portion of a right-of-way being Ford Avenue located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). JJ/pb/ja (For possible action) **04/02/19 PC**
  
12. **DR-19-0112-STATE OF NEVADA WATER, LLC:**  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** increase finished grade for lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. JJ/rk/ja (For possible action) **04/03/19 BCC**

13. **DR-19-0136-LEGACY TRADITIONAL SCHOOLS-NEVADA INC:**  
**DESIGN REVIEW** for a building addition to a previously approved school on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Wigwam Avenue and Montessouri Street (alignment) within Enterprise. JJ/pb/ja (For possible action) **04/03/19 BCC**
  
14. **ET-19-400024 (NZN-0838-13)-L H VENTURES, LLC:**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 8.0 acres from C-2 (General Commercial) to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District for a single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping and screening; and 2) off-site improvements (sidewalks and streetlights). Generally located on the southwest corner of Pebble Road and Rainbow Boulevard within Enterprise (description on file). JJ/tk/ja (For possible action) **04/03/19 BCC**
  
15. **TM-19-500032-STATE OF NEVADA WATER, LLC:**  
**TENTATIVE MAP** consisting of 25 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. JJ/rk/ja (For possible action) **04/03/19 BCC**
  
16. **TM-19-500039-JAGGED EDGE L P & MICH'L RON & CAROLYN:**  
**TENTATIVE MAP** consisting of 31 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise. JJ/rk/xx (For possible action) **04/03/19 BCC**
  
17. **TM-19-500047-BADSM PARTNERS, LLC:**  
**TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/ja (For possible action) **04/03/19 BCC**
  
18. **TM-19-500048-NEMANI, ALEX:**  
**TENTATIVE MAP** consisting of 20 single family residential lots and common lots on 2.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Windmill Lane and approximately 605 feet east of Jones Boulevard within Enterprise. MN/sd/ja (For possible action) **04/03/19 BCC**
  
19. **VS-19-0145-BADSM PARTNERS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road, and a portion of a right-of-way being Chartan Avenue located between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/ja (For possible action) **04/03/19 BCC**
  
20. **VS-19-0146-NEMANI, ALEX:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Santoli Avenue, and between Jones Boulevard and Duneville Street within Enterprise (description on file). MN/sd/ja (For possible action) **04/03/19 BCC**

21. **WC-19-400025 (UC-0257-17)-LEGACY TRADITIONAL SCHOOLS-NEVADA INC:**  
**WAIVERS OF CONDITIONS** for a use permit requiring the following: **1)** per revised plans dated October 1, 2017; **2)** cap student enrollment at 1,450 students; **3)** building shall not exceed 94,000 square feet; and **4)** landscaping per plans on file with a previously approved school on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Wigwam Avenue and Montessouri Street (alignment) within Enterprise. JJ/pb/ja (For possible action) **04/03/19 BCC**
22. **WS-19-0119-TERRA 215, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a roof sign.  
**DESIGN REVIEW** for a roof sign in conjunction with an approved restaurant on 0.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 260 feet south of George Crockett Road within Enterprise. MN/pb/ja (For possible action) **04/03/19 BCC**
23. **WS-19-0144-BADSM PARTNERS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the width of right-of-way dedication; and **2)** waive full off-site improvements.  
**DESIGN REVIEW** for a proposed single family residential development on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/ja (For possible action) **04/03/19 BCC**
24. **ZC-19-0128-CALABRESE REVOCABLE LIVING TRUST & CALABRESE PAUL M & CHRISTINE TRS:**  
**ZONE CHANGE** to reclassify 0.6 acres from R-E (Rural Estates Residential) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone. Generally located on the northeast corner of Warm Springs Road and Windy Street within Enterprise (description on file). MN/sd/ja (For possible action) **04/03/19 BCC**
25. **ZC-19-0131-JAGGED EDGE L P & MICH'L RON & CAROLYN:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the street intersection off-set.  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential development; **2)** allow hammerhead street design; and **3)** increased finished grade in conjunction with a single family residential development. Generally located on the north side of Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise (description on file). JJ/rk/xx (For possible action) **04/03/19 BCC**
26. **ZC-19-0147-NEMANI, ALEX:**  
**ZONE CHANGE** to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the street intersection off-set.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** increase finished grade. Generally located on the north side of Windmill Lane and approximately 605 feet east of Jones Boulevard within Enterprise (description on file). MN/sd/ja (For possible action). **04/03/19 BCC**

VII. General Business

1. Discuss dates, times and format for hosting a meet and greet in Enterprise for Commissioner Naft and Commissioner Jones (for possible action).
2. The TAB will discuss guidelines for the formation of motions on Planning and Zoning items (for discussion).

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 27, 2019

X. Adjournment

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

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

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



18. ET-19-400017 (UC-0553-16)-AFFILIATE INVESTMENTS, LLC: Applicant requested **HOLD** to the March 27, 2019 Enterprise TAB meeting.
19. ET-19-400018 (VS-0552-16)-AFFILIATE INVESTMENTS, LLC: Applicant requested **HOLD** to the March 27, 2019 Enterprise TAB meeting.
20. ET-19-400019 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC: Applicant requested **HOLD** to the March 27, 2019 Enterprise TAB meeting.
21. TM-19-500031-L H VENTURES, LLC: Applicant requested **HOLD** to the March 27, 2019 Enterprise TAB meeting.
23. VS-19-0102-L H VENTURES, LLC: Applicant requested **HOLD** to the March 27, 2019 Enterprise TAB meeting.
24. WC-19-400016 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC: Applicant requested **HOLD** to the March 27, 2019 Enterprise TAB meeting.
25. WC-19-400021 (NZC-0583-17)-L H VENTURES, LLC: Applicant requested **HOLD** to the March 27, 2019 Enterprise TAB meeting.
26. WS-19-0097-AFFILIATE INVESTMENTS, LLC: Applicant requested **HOLD** to the March 27, 2019 Enterprise TAB meeting.
27. ZC-19-0101-L H VENTURES, LLC: Applicant requested **HOLD** to the March 27, 2019 Enterprise TAB meeting.

Related applications:

3. TM-19-500018-WINDMILL ACRES, LLC:
4. VS-19-0067-WINDMILL ACRES, LLC:
5. ZC-19-0064-WINDMILL ACRES, LLC:
7. NZC-19-0075-COUNTY OF CLARK (AVIATION):
8. TM-19-500023-COUNTY OF CLARK (AVIATION):
11. VS-19-0083-COUNTY OF CLARK (AVIATION):

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
  - None

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**

Motion by Paul Nimsuwan

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

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



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

2. **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 MUD-2 Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) reduced setback for proposed gates; and 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 March 13, 2019, applicant was a no show  
Motion **PASSED** (5-0) / Unanimous

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**

Motion by Barris Kaiser

Action: **DENY**

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

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**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

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**

Motion by Barris Kaiser

Action:

**APPROVE** Zone Change;

**WITHDRAW** Waiver of Development Standards by the applicant;

**DENY** Design Review;

**ADD** Current Planning conditions:

- All lot sizes to be a minimum of 4000 sq. ft.
- Design Review as a public hearing for significant change to plans
- Single-story homes along western boundary

Per staff if approved conditions  
Motion **PASSED** (5-0) / Unanimous

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**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning condition:

- Shed to be painted desert tone

Per staff conditions Motion **PASSED** (5-0) / Unanimous

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**

Motion by Jenna Waltho

Action:

**APPROVE** Zone Change

**APPROVED** Waiver of Development Standards # 1a & 1b;

**DENY** Waiver of Development Standard # 2;

**APPROVE** Design Reviews;

**ADD** Current Planning conditions:

- Design Review as a public hearing for lighting and signage

Per staff if approved conditions

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

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**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

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

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**

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

**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**

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

**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**

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

**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**

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

**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**

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

**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**

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

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**

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

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**

Motion by Jenna Waltho  
Action: **APPROVE**  
CHANGE Current Planning Bullet # 1 to read:  
• Until February 8, 2021 to record  
Per staff conditions  
Motion **PASSED** (5-0) /Unanimous

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**

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

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**

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

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**

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

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**

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

**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 Montessouri Street and the north side of Wigwam Avenue within Enterprise. JJ/al/xx (For possible action) **03/20/19 BCC**

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

**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**

Motion by Barris Kaiser

Action

**APPROVE** Use Permits;

**APPROVE** Deviations 1, 2a & 3;

**DENY** Deviations 2b;

**APPROVE** Design Reviews;

**DELETE** Current Planning Bullet #4;

**CHANGE** Current Planning Bullet #5 to read;

- Events to be a maximum of 60 days per calendar year;

**ADD** current Planning condition;

- Move required parking lot landscaping equivalent to landscaping along Dean Martin Drive
- Install sidewalks on entry and exit points

Per staff conditions

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

**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**

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

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**

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

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; 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 Montessouri 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 Montessouri Street (alignment) within Enterprise. JJ/al/xx (For possible action) **03/20/19 BCC**

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

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**

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

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 Montessouri Street and the north side of Wigwam Avenue within Enterprise (description on

file). JJ/al/xx (For possible action) **03/20/19 BCC**

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

VII. General Business:

- None

VIII. Public Comment:

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

- An Enterprise resident would like the Board of County Commissioners to hold all major rezoning requests until the land use amendments have been addressed.
- Liaison suggested TAB members should consider when they would like to host a Meet and Greet for Commissioner Naft and Commissioner Jones and what format they would like.
- TAB member David Chestnut indicated he would like an item on an upcoming agenda to discuss how to formulate motions. He also indicated he would like to request a meeting with Public Works and a member or two of the Enterprise TAB as has been done in the past.
- TAB member Paul Nimsuwan indicated he will not be present at the March 13, 2019 TAB meeting.

IX. Next Meeting Date

The next regular meeting will be March 13, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Walther  
Adjourn meeting at 9:37 p.m.



03/06/19 BCC AGENDA SHEET

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 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)

---

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 also recommends a condition of a design review as a public hearing for future 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**

- 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**



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

# 1A

- TEXT AMENDMENT (TA)
  - ZONE CHANGE
    - CONFORMING (ZC)
    - NONCONFORMING (NZC)
  - USE PERMIT (UC)
  - VARIANCE (VC)
  - WAIVER OF DEVELOPMENT STANDARDS (WS)
  - DESIGN REVIEW (DR)
    - PUBLIC HEARING
  - ADMINISTRATIVE DESIGN REVIEW (ADR)
  - STREET NAME / NUMBERING CHANGE (SC)
  - WAIVER OF CONDITIONS (WC)
- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
  - EXTENSION OF TIME (ET)
    - NZC-0449-15
    - (ORIGINAL APPLICATION #)
  - APPLICATION REVIEW (AR)
    - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>11-28-18</u>	APP. NUMBER: <u>ET-18-400254</u>
	PLANNER ASSIGNED: <u>DGO</u>	TAB/CAC: <u>ENTERPRISE</u>
	ACCEPTED BY: <u>JLK</u>	TAB/CAC MTG DATE: <u>11/2/18</u> TIME: <u>6AM</u>
PROPERTY OWNER	FEE: <u>900</u>	PC MEETING DATE: _____
	CHECK #: <u>74919</u>	BCC MEETING DATE: <u>1/23 9AM</u>
	COMMISSIONER: <u>SB</u>	ZONE / AE / RNP: <u>H2</u>
APPLICANT	OVERLAY(S)? _____	PLANNED LAND USE: <u>ENT BDRP</u>
	PUBLIC HEARING? Y / N	NOTIFICATION RADIUS: _____ SIGN? Y / N
	TRAILS? Y / N      PFNA? Y / N	LETTER DUE DATE: _____
CORRESPONDENT	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____
	NAME: <u>HAFEN I, LLC</u>	
	ADDRESS: <u>161 KIMBERLY DR</u>	
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89015</u>	
	TELEPHONE: <u>702-851-3999</u> CELL: _____	
	E-MAIL: <u>AMBER@LANDBARONINV.COM</u>	
	NAME: <u>AMBER BEDARD</u>	
	ADDRESS: <u>10789 W. TWAIN AVE. SECOND FLOOR</u>	
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u>	
	TELEPHONE: <u>702-851-3999</u> CELL: _____	
	E-MAIL: <u>AMBER@LANDBARONINV.CO</u> REF CONTACT ID #: _____	
	NAME: _____	
	ADDRESS: _____	
	CITY: _____      STATE: _____      ZIP: _____	
	TELEPHONE: _____      CELL: _____	
	E-MAIL: _____      REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-23-501-014

PROPERTY ADDRESS and/or CROSS STREETS: PT NE4 NE 4 SEC 23 22 60 - Bronco and Pebble

PROJECT DESCRIPTION: H-2 to M-1

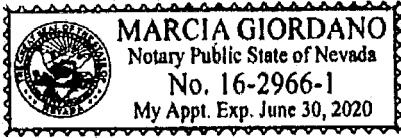
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Donald Hafen      HAFEN I Donald Hafen  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 15, 2018 (DATE)  
 By Donald Hafen

NOTARY PUBLIC: Marcia Giordano



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

October 24, 2018

10789 W. Twain Rd.  
Second Floor  
Las Vegas, NV 89135

RE: HAFEN I, LLC APN # 176-23-501-014

We are writing to provide an explanation of hardship at which a Resolution of Intent has expired on September 16, 2018 as a result. This is regarding parcel number 176-23-501-014 for owner, Hafen I, LLC.

As a Las Vegas native, Donald Weston Hafen (Owner of Hafen I, LLC), has been able to provide a long history of land investments throughout the Las Vegas Valley that have all been in good standings as well as zero problems. Unfortunately, during the previous year, Donald's wife became very ill and he was forced to care for her as default. The severity of her illness increased, and Donald was faced with placing his wife to rest. The expiration date approached during the caretaking and grievance period, to which his priority was focused on his spouse.

As a result, we are asking to continue the process with consideration of Mr. Hafen's hardship, to extend the Resolution of Intent without re-application.

Regards,



Randy Black Jr.  
Principle  
Land Baron Inv.



03/06/19 BCC AGENDA SHEET

FREESTANDING SIGN  
(TITLE 30)

ROY HORN WY/TORREY PINES DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**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)

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**RELATED INFORMATION:**

**APN:**  
176-02-201-021 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of a freestanding sign along Roy Horn Way and the 215 Beltway to 50 feet where a maximum of 28 feet is permitted in the CMA Design Overlay District per Section 30.48.680 (a 79% increase).
2. Increase freestanding sign area to 834 square feet where a maximum area of 332 square feet is permitted per Table 30.72-1 (a 152% increase).
3. Increase animated sign area to 834 square feet where 70 square feet is the maximum permitted in the CMA Design Overlay District per Section 30.48.680 (a 1,092% increase).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6800 S. Torrey Pines Drive
- Site Acreage: 8.8 (portion)
- Project Type: Freestanding sign
- Sign Height (feet): 50

- Square Feet: 834

**Site Plans**

This request is to replace an existing 47 foot high, 350 square foot, non-animated freestanding sign located on Roy Horn Way. The frontage along Roy Horn Way consists of a 15 foot wide landscape area with detached sidewalk and vehicle display area near the front portion of the dealership. The sign will maintain a 10 foot setback from the north property line adjacent to Roy Horn Way. Access to the site is provided by 3 driveways on Torrey Pines Drive to the east, and 2 driveway on Maule Avenue to the south.

**Signage**

The applicant proposes to replace the existing sign with a 50 foot high, double face, 601 square foot LED animated display on the main sign faces (east and west elevations); and also add a single face, 233 square foot LED animated display on the side of the freestanding sign that faces the 215 Beltway (north elevation). The entire sign is animated which includes the corporate logo for Findlay Chevrolet of Las Vegas.

**Applicant's Justification**

The applicant states that the purpose of increasing the height of the freestanding sign is to increase visibility of the dealership from the 215 Beltway. The applicant adds that there have been previous approvals to increase the heights of the existing freestanding signs for different adjacent automobile dealerships which also includes the approval of the existing 47 foot high sign located on this site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-1607-06	Waiver for two, 47 foot high, freestanding signs in conjunction with an approved automobile sales facility.	Approved by BCC	January 2007
ZC-2136-04	Reclassified this site to C-2 zoning for an automobile sales facility and related uses	Approved by BCC	March 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Business and Design/Research Park	M-D	Undeveloped parcel
East	Business and Design/Research Park	C-2 & M-D	Automobile dealership, Findlay Subaru
South	Business and Design/Research Park	C-2	Surface overflow parking lot, undeveloped parcel
West	Business and Design/Research Park	C-2	Automobile dealership, Gaudin Porsche

\*Directly to the north is the 215 Beltway.



## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

Staff does not typically support a request to increase the height of freestanding sign within the CMA Design Overlay District adjacent to the 215 Beltway. However, since 2006 the 47 foot high non-animated freestanding sign has existed at this location. If approved, staff finds that limiting the height of the proposed sign to 47 feet would be more in compliance with the previous sign while also providing the desired visibility. Furthermore, since 2005 there have been 5 waivers of development standards approved in the immediate area by the Board of County Commissioners (BCC) to increase the height of freestanding signs along the 215 Beltway. The following requests: WS-0346-05 (Integrity Chrysler), WS-0601-14 (ABC Hyundai), WS-0551-15 (Gaudin Porsche of Las Vegas), WS-0954-17 (Findlay Subaru), and WS-18-0519 (Jaguar/Land Rover) were approved to increase the height of freestanding signs for the automobile dealerships in the immediate area to between 40 feet and 50 feet high.

##### Waivers of Development Standards #2 & #3

Staff finds that the proposed size of the freestanding sign and amount of animation is not consistent with other signs that were previously approved in the area. The entire sign is animated and exceeds the allowable standard for animation in the CMA by 1,092%. Staff does not support waivers in the CMA without mitigating circumstances. In the CMA, the intent is to discourage signs which contribute to visual clutter of the streetscape, and ensure that signage enhances the overall development and the immediate area. Therefore, the proposed request for sign area and animation is excessive and is not compatible with surrounding area.

##### Design Review

Approval of the design review is contingent upon approval of the waivers of development standards which staff does not fully support. Staff finds that the design of the sign does not meet the standards for approval required for a design review because it fails to meet the sign regulations in the CMA and Title 30. Therefore, with these inconsistencies, staff cannot support this request.

### **Department of Aviation**

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

### **Staff Recommendation**

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:

- Maximum sign height of 47 feet.
- 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**

- Applicant shall apply for and have approved a vacation of the existing pedestrian access, streetlight, and traffic control devices and slope easements;
- Building permit issuance for the proposed signage shall be coordinated with Public Works - Development Review Division and Map Team.

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation; if applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's

airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: FINDLAY CHEVROLET**

**CONTACT: MIKE LEBLUE, YESCO, 5119 S. CAMERON STREET, LAS VEGAS, NV 89118**

**DRAFT**





# LAND USE APPLICATION 2A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>1/8/19</u> PLANNER ASSIGNED: <u>RE</u> ACCEPTED BY: _____ FEE: <u>\$ 975.00</u> CHECK #: <u>1203</u> COMMISSIONER: <u>Vacant</u> OVERLAY(S)? <u>CMA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0022</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>2/13/19</u> TIME: <u>6:00p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/6/19</u> ZONE / AE / RNP: <u>C-2/AE60</u> PLANNED LAND USE: <u>Ent RORP</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>WS-1607.06</u> COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Jones 215 LLC</u> ADDRESS: <u>310 N GIBSON RD</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89015</u> TELEPHONE: <u>702-982-4003</u> CELL: <u>N/A</u> E-MAIL: _____	
	APPLICANT	NAME: <u>FINDLAY CHEVROLET</u> ADDRESS: <u>6800 S. Torrey Pines Dr.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: _____ TELEPHONE: <u>702-982-4003</u> CELL: _____ E-MAIL: <u>dfleming@findlayauto.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Michael Leblue</u> ADDRESS: <u>5119 S. Cameron St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-876-8080</u> CELL: <u>702-348-7414</u> E-MAIL: <u>mleblue@yesco.com</u> REF CONTACT ID #: <u>123489</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-02-201-021  
 PROPERTY ADDRESS and/or CROSS STREETS: 6800 S. Torrey Pines Dr.  
 PROJECT DESCRIPTION: Design Review and/or Waiver of standards for a pylon sign.

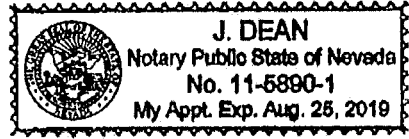
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Clifford J. Findlay  
 Property Owner (Signature)      CLIFFORD J. FINDLAY  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 1/27/2018 (DATE)  
 By CLIFFORD J. FINDLAY

NOTARY PUBLIC: [Signature]



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

January 8, 2019

Clark County  
Comprehensive Planning Department  
500 S. Grand Central Parkway  
Las Vegas, NV 89106

**Re: Findlay Chevrolet**  
**6800 S. Torrey Pines Dr**  
APN: 176-02-201-021

On behalf of Jones 215 LLC, YESCO is applying for a waiver of development standards / design review. The application is for a double sided 50' foot tall freestanding sign with a three-sided LED display. The freestanding sign is in the CMA overlay district which allows for a 28'-0" tall display with a max of one animated sign per freestanding sign with a max of 70 square feet of LED. Based on the linear frontage of this property the code allows for a 332 square foot freestanding display. Jones 215 LLC is requesting an additional 601 square feet of signage and 834 additional square feet of LED.

The property is located at 6800 S. Torrey Pines Dr, in between Roy Horn Way and W Maule Ave. The property is zoned as C-2. The physical properties of the sign are as follows, the overall height of the sign is 50'-0" tall" x 15'-6" wide double-sided display with a 38'-9" tall x 15'-6" double sided LED display and one 38'-9" x 6'-0" wide side LED. The total square feet of the sign will be 834 square feet. The square footage breakdown is 601 square feet of LED on the East and West facing sides of the display and 233 square feet of LED on the North facing side of the display as shown on the provided artwork.

The subject property is adjacent to the frontage road on South 215. The property also has a large billboard on the property to the West. The requested of the increased height and additional square footage will provide the sightline visibility to the proposed sign for both Eastbound and Westbound traffic on the South 215.

We appreciate your consideration of this request.

Sincerely,

*Michael LeBlue*

Michael LeBlue  
Expeditor  
[mleblue@yesco.com](mailto:mleblue@yesco.com)  
Cell: 702-348-7414

**YESCO Las Vegas**

702-876-8080 » Phone

702-944-4500 » Fax

5119 South Cameron Street  
Las Vegas, Nevada 89118

[yesco.com](http://yesco.com)

03/20/19 BCC AGENDA SHEET

**UPDATE**  
LAS VEGAS BLVD S/SUNSET RD

MODIFY EXISTING SIGNS  
(TITLE 30)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-18-0918-S R M F TOWN SQUARE OWNER, LLC:**

**HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** to permit encroachment into airspace.

**DESIGN REVIEWS** for the following: 1) amend an approved comprehensive sign plan; and 2) modifications to existing freestanding signs in conjunction with the Town Square shopping Center on 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone.

Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. MN/al/ja (For possible action)

---

RELATED INFORMATION:

**APN:**  
177-05-510-002

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

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

**General Summary**

- Site Address: 6601 Las Vegas Boulevard South
- Site Acreage: 94.4
- Project Type: Amend comprehensive sign plan
- Sign Height (feet): 12
- Sign Area: 636 total (3 proposed signs)

Site Plan

The request is to modify 3 existing freestanding signs in conjunction with the Town Square Shopping Center. The shopping center is located on the southwest corner of Las Vegas Boulevard South and Sunset Road with access from both of these streets. The plans show 1 sign is located on the northeast corner of the site at the intersection of Sunset Road and Las Vegas Boulevard South, and the other signs are located to the north and south of the main driveway for the shopping center on Las Vegas Boulevard South. The site is located to the southwest of McCarran International Airport and will encroach into airspace per Section 30.48.

**Signage**

This request will add additional sign area to 3 existing freestanding signs. There is no increase in the total number of signs on the site with this request. The existing signs are block walls with a stucco finish painted tan with channel letters attached. The existing signs at the main entrance to the shopping center are approximately 7 feet in height and the sign on the northeast corner of the site is approximately 6 feet in height. The plans indicate that the existing sign copy will be removed from the wall and replaced with new channel lettering. In addition to the new lettering, the plans depict channel lettering being added to the top of the walls, which will read "Town Square" in all capital letters. These letters attached to the top of the existing signs will increase the height of the signs to a maximum of 12 feet. The proposed signs will be illuminated, but will not contain animation.

The following table is a summary for signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding*	6,022	636	6,658	10,800	n/a	6	0	6
Monument	66	0	66	5,530	n/a	2	0	2
Wall	6,348	0	6,348	48,336	n/a	40	0	40
Overall Total	12,436	636	13,072	64,666	n/a	48	0	48

\*The freestanding signs also contain animation. The details for the animated sign are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated "Las Vegas Boulevard"	378	0	378	150	152	1	0	1
Animated "Town Square Parkway"	1,400	0	1,400	150	933	1	0	1
Overall Total	1,778	0	1,778	150	1,085	2	0	2

**Applicant's Justification**

The applicant indicates that the proposed modifications to the existing project identification signs will give the shopping center a more up to date modern look. Additionally, the proposed signage will provide better visibility for shopping center entrance for vehicles and pedestrians.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0804	Recreational facility (escape room)	Approved by PC	December 2018
UC-1045-17	Banquet facility and major training facility	Approved by PC	January 2018



**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0790-17	Modifications to an approved comprehensive sign package	Approved by BCC	November 2017
WS-0865-15	Gasoline station (alternative fuel/electric car charging station)	Approved by BCC	May 2016
WS-0533-13	Comprehensive sign plan	Approved by BCC	October 2013
DR-0781-15	Retail pad site building	Approved by BCC	March 2016
UC-0287-13	Recreational facility with dining and on-premises consumption of alcohol, restaurant, and retail sales with minor training facilities, major training facilities, and colleges/universities	Approved by PC	July 2013
UC-0123-12	Specific uses within an H-1 zoned regional shopping center and allowed an increased number of temporary commercial uses	Approved by PC	May 2012
UC-0040-11	Recreational facility (laser tag) and an arcade	Denied without prejudice by BCC	April 2011
UC-0359-09	Banquet facility	Approved by PC	July 2009
UC-0391-05	Regional shopping center, live entertainment, nightclubs, theaters, and associated uses	Approved by BCC	May 2005

There have been numerous other land use applications for this development.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1 & H-1	Manufacturing, auto repair, industrial complex, & undeveloped parcels
South	Commercial Tourist	C-2	Fry's Electronics retail store, liquor store, & retail buildings
East	Commercial Tourist	H-1	Recreational facility (golf course) & approved Las Vegas Extreme Park Recreational Facility
West	Industrial and Business and Design/Research Park	M-1, M-D, & R-E	I-15 & industrial complexes

**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 Reviews

The proposed changes to the existing signs comply with the design standard for signage per Section 30.72. Typically staff would support the increase proposed by the applicant; however, the proposed changes as depicted in photo-simulations on file show the increase in the height of the signs will cause the structures to blend in with the backdrop, rendering them virtually invisible during the day to vehicles traveling along Las Vegas Boulevard South. The Town Square Shopping Center is a regional shopping center located on the southern portion of the Resort Corridor. The site is also located at the intersection of Las Vegas Boulevard South and Sunset Road, which are two prominent roadways in this portion of the Las Vegas Valley. Between the existing location of the site, existing signage on site, and the wide spread use of navigation aids, staff does not believe that the proposed modifications to the signs are necessary for improved visibility of the site. Additionally, staff finds that the applicant has not provided any evidence that the existing signage is not adequate for the site and that the proposed changes are necessary. There are no unique or special circumstance with the property to warrant approval of this request; therefore, staff does not support the request.

#### **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. Additionally, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace determination and the Department of Aviation has reviewed the determination.

#### **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.

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

- No comment.

### **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; the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS: 2 cards**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** January 23, 2019 – HELD – To 03/20/19 – per the applicant.

**APPLICANT:** JONES SIGN

**CONTACT:** ROLAND ROSENBERG, 10001 CENTRAL VALLEY AVE, LAS VEGAS, NV 89149

DRAFT

04/02/19 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

FORD AVE/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400027 (UC-0773-16)-BUELTEL, JOHN & DEBORA:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) increase the area of a proposed accessory structure; 2) allow an accessory structure that is not compatible with the proposed principal structure (single family residence); and 3) modified design standards. DESIGN REVIEW for a proposed accessory structure in conjunction with a proposed single family residence on 1.3 acres in an R-E (Rural Estates Residential) (RNP-1) (AE-60) Zone.

Generally located on the north side of Ford Avenue, 330 feet east of Arville Street within Enterprise. JJ/tk/ja (For possible action)

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RELATED INFORMATION:

APN:  
177-18-701-024

**USE PERMITS:**

1. Increase the area of an accessory structure (multi-use building) to 4,800 square feet where an accessory structure with a maximum area of 2,729 square feet of the footprint of the proposed single family residence is permitted (a 76% increase).
2. Allow an accessory structure that is not architecturally compatible (material) with the proposed principal dwelling (single family residence).
3.
  - a. Allow fabricated vertical steel metal siding where not permitted.
  - b. Allow metal roof where not permitted.
  - c. Allow the roof to be constructed of the same building material as the exterior siding where not permitted.

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.3
- Project Type: Accessory structure (garage, storage, workshop, and recreational area)
- Number of Stories: 1
- Building Height (feet): 31.5 (accessory structure)/35 (proposed single family residence)

- Square Feet: 4,800 (accessory structure)/5,459 (future single family residence footprint)

#### Site Plans

The approved plans depict a proposed 1 story 5,459 square foot single family residence located on the south side of the property with access shown from Ford Avenue. The proposed accessory structure is located on the northwest corner of the site and set back 12 feet from the north property line and 34 feet from the west property line. The 4,800 square foot accessory structure exceeds the 50% square feet (2,729 square feet) of the footprint of the future residence. In addition, the accessory structure is constructed of pre-fabricated metal which is not architecturally compatible with the future single family residence.

#### Landscaping

The approved plans show a leach field on the southeast of the proposed principal dwelling. The plans also show trees on the south side of the principal dwelling along Ford Avenue, along the west side of the proposed principal dwelling, and accessory structure. Additionally, there are trees shown on the south and southeast of the proposed accessory structure.

#### Elevations

The approved plans depict a 31.5 foot high accessory structure that will be constructed of fabricated steel metal siding and a metal roof. The accessory structure will have 2 roll-up doors on the south and east sides, and regular doors and windows on the other 2 sides. In addition, the plans show the tentative plan for the proposed single story, 35 foot high single family residence, which will be constructed of concrete tiles and stucco finish.

#### Floor Plans

The original plans depict the 4,800 square foot accessory structure consisting of an open storage and recreational area (basketball/hoop), an office, a bathroom, and a mezzanine area for sitting. The 5,459 square foot proposed single family residence will consist of a great room, a kitchen, 4 bedrooms, a garage, and bathrooms. The plans also show 3 porches on the front and rear of the house with a patio.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-0773-16:

#### Current Planning

- 2 years to complete with any extension of time to be a public hearing;
- Accessory structure to match colors of primary residence;
- Landscaping to include a 36 inch box Evergreen tree adjacent to the accessory structure per plans;
- Permits for accessory structure to be issued concurrently with the principal dwelling;
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has verified sewer capacity for this project in a prior Point of Connection (POC) request, POC Tracking Number #000015-2016; this project would be contingent upon completion and acceptance of the Paradise Whitney Interceptor at Valley View Road and would require a 12 inch oversize; and to contact CCWRD for further details

Applicant's Justification

The applicant is requesting an extension of time due to circumstances beyond his control. The project needed to be delayed and the professional services that were hired didn't turn out as expected. They are still planning on building their home, but need extended time to achieve this.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0773-16	Accessory structure prior to principal dwelling, increased the area of accessory structure and allowed for an accessory structure not compatible and to modify design standards, a waiver to increase the height of an accessory structure with a design review for accessory structure	Approved by PC	February 2017
ZC-1026-05	Reclassified the subject parcel and adjacent parcels to R-E (RNP-I) zone within Enterprise	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Rural Neighborhood Preservation	R-E	Single family residence & undeveloped land

**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 has requested the extended time on this project due to health issues that have affected moving forward with the project. They are actively seeking the proper contractors to initiate the construction process; therefore, staff can support an additional 2 years.

**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 21, 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:** JOHN BUELTEL

**CONTACT:** JOHN BUELTEL, 1651 MESA BLANCA WAY, NORTH LAS VEGAS, NV 89031





# LAND USE APPLICATION

# 4A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-0773-16</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b> DATE FILED: <u>2-14-19</u> PLANNER ASSIGNED: <u>JLK</u> ACCEPTED BY: <u>JLK</u> FEE: <u>1425</u> CHECK #: <u>2130</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ET 19-400027</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>3/13</u> TIME: <u>6 PM</u> PC MEETING DATE: <u>4/2</u> <u>7 PM</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R5</u> PLANNED LAND USE: <u>ENT RNP</u> NOTIFICATION RADIUS: _____ SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	<b>PROPERTY OWNER</b> NAME: <u>JOHN BUELTEL</u> ADDRESS: <u>1651 MESA BLANCA WAY</u> CITY: <u>NORTH LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89031</u> TELEPHONE: _____ CELL: <u>702 324 8073</u> E-MAIL: <u>JBUELTEL7@COX.NET</u>	<b>APPLICANT</b> NAME: <u>JOHN BUELTEL</u> ADDRESS: <u>1651 MESA BLANCA WAY</u> CITY: <u>NORTH LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89031</u> TELEPHONE: _____ CELL: <u>702/324-8073</u> E-MAIL: <u>JBUELTEL7@COX.NET</u> REF CONTACT ID #: _____	<b>CORRESPONDENT</b> NAME: <u>JOHN BUELTEL</u> ADDRESS: <u>1651 MESA BLANCA WAY</u> CITY: <u>NORTH LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89031</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>JBUELTEL7@COX.NET</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-18-701-024  
 PROPERTY ADDRESS and/or CROSS STREETS: W. FORD AVE @ ARVILLE  
 PROJECT DESCRIPTION: BUELTEL RESIDENCE CONSTRUCTION

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

John Buetel  
 Property Owner (Signature)\*  
JOHN BUELTEL  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON February 12, 2019 (DATE)  
 By John Buetel

NOTARY PUBLIC: Laurie Newmiller



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

February 14, 2019

RE: Letter of Justification for Time Extension

UC-0773-16

APN 177-18-701-024

John & Debora BuelteI

I am requesting a time extension be allocated to the above referenced file. When originally initiated, it was thought 2 years would be sufficient time to construct our home.

Due to circumstances beyond our immediate control, our project has been delayed. Professional services we hired in conjunction with refileing submittals for additional information have hampered progress considerably. We have also been faced with health issues that required attention causing us to reset our construction timeline. We still intend to complete the building of our home but we do need additional time.

We respectfully request an extension of time be added to our application so that we may effectively complete construction of our retirement home.

Thank you for your consideration on this matter.

Sincerely,



John BuelteI

04/02/19 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

REDWOOD ST/TORINO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-19-0137-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:**

**ZONE CHANGE** to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (RNP-1) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; and **2)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on 17.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.

Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise (description on file). JJ/bb/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-14-301-043; 176-14-401-005; 176-14-401-047

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Increase block wall height to 6 feet 8 inches where 6 feet is allowed per Section 30.64.020 (an 11.1% increase).
  - b. Increase combined screen wall and retaining wall height to 16 feet (10 foot 8 inch retaining wall and 5 foot 4 inch screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Figure 30.64-15 (a 77.8% increase).
2.
  - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Redwood Street where required per Chapter 30.52.
  - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Torino Avenue where required per Chapter 30.52.

**DESIGN REVIEWS:**

1. A proposed single family residential development.
2. Increase finished grade up to 10 feet 4 inches above the grade of an adjacent residential use where 18 inches is the standard per Section 30.32.040 (a 588.9% increase).

**LAND USE PLAN:**

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

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 8725 Redwood Street
- Site Acreage: 15 (zone change)/17.8 (design review)
- Number of Lots: 104
- Density (du/ac): 5.9
- Gross Lot Size (square feet) Minimum/Maximum: 4,271/10,844
- Net Lot Size (square feet) Minimum/Maximum: 4,271/10,844
- Project Type: Single family residential development
- Number of Stories: 2 and 3
- Building Height (feet): Up to 35
- Square Feet: 2,940 to 4,910

#### **Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify approximately 15 acres from an R-E (RNP-I) zone to an R-2 zone to allow a single family residential development. The applicant conducted a neighborhood meeting at the Windmill Library on February 7, 2019, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Seven neighbors were present who expressed concerns related to lot size, landscaping along walls, and driveway access to Torino Avenue.

#### Site Plans

The plans depict a single family residential development consisting of 104 residential lots on 17.8 acres at a density of 5.9 dwelling units per acre. The 52 lots on the western portion of the site will access Rainbow Boulevard via Ford Avenue and a 48 foot wide public street going north to south intersecting with Ford Avenue. There are 3 stub streets extending west from the proposed north/south street. Four of the lots will front on and have direct access to Ford Avenue. There are 10 lots on the southern portion of the site with frontage and access onto Torino Avenue. The remaining lots will have 2 points of access to Redwood Street via a 38 foot wide private street. The plans also depict an existing house and detached garage located on the northeastern portion of the site that will be removed. The applicant indicates the increased retaining wall height is required along the eastern boundary of the northwestern parcel (176-14-301-043) and the screen wall height is for the entire site.

#### Landscaping

Trees spaced 30 feet apart are located along Redwood Street and portions of Torino Avenue. Additional landscaping is provided where the residential lots have side or rear yards adjacent to interior streets.

#### Elevations

The plans depict six, 2 story models and two, 3 story models with optional roof top decks. Each model will have 4 elevations with varying rooflines and architectural elements on all 4 sides of

the homes. The elevations consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete roof tile.

**Floor Plans**

The models range in size from 2,940 square feet to 4,910 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms, game rooms, and other options.

**Applicant's Justification**

The applicant indicates development trends in the area have changed toward higher density single family residential and commercial uses. The density and intensity of this use is compatible with the development to the west and will conform to Goal 7 of the Comprehensive Master Plan by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.

**Prior Land Use Requests**

Application Number	Request	Action	Date
PA-18-700019	Request to redesignate the existing land use category from RNP to RS for the southern 2 parcels (176-14-401-005 & 176-14-401-047)	Approved /Denied by BCC	March 20, 2019
NZC-0577-13	Reclassified the northwestern parcel (176-14-301-043) from R-E to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2014
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay on the southeastern portion of the site	Approved by BCC	October 2005

**Surrounding Land Use**

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

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

### Related Applications

Application Number	Request
TM-19-500044	A tentative map consisting of 104 residential lots and common elements for a single family residential development is a companion item on this agenda.
VS-19-0138	A request to vacate patent easements and right-of-way is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

#### Zone Change

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

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

The applicant indicates that the proposed zoning is compatible with the established residential land use patterns to the west of the project site.

Although a nonconforming zone change was approved to reclassify the adjacent parcels to the west to an R-2 zone, those parcels are designated Office Professional in the Enterprise Land Use Plan. The R-2 zoning is less intense than the proposed office uses and may be a better buffer between the more intense use west of Rainbow Boulevard and the less intense use proposed for this site in the land use plan. Furthermore, the eastern 10 acre portion of the site is in the RNP-1 Overlay District. The parcels on the south side of Torino Avenue are currently under development as single family residences on half acre lots. Therefore, staff finds that there have been no changes to law, policies, trends, or facts after the adoption of the land use plan which makes the proposed zoning appropriate on this site.

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

The applicant indicates that the proposed zoning is compatible with the established residential land use patterns to the west of the project site.

Although the requested zoning is compatible with the existing zoning to the west, the requested zoning is not compatible with the parcels to the south which are zoned R-E (RNP-1) and developed with single family residences on half acre lots or larger and the undeveloped parcels

to the north in the R-E zone and east in the R-E (RNP-I) zone. Furthermore, the land to the north, east, and south of the eastern 10 acres of the site is designated Rural Neighborhood Preservation (up to 2 du/ac) in the Enterprise Land Use Plan.

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

The applicant indicates technical studies will be prepared to address any impacts from the proposed residential development; therefore, public infrastructure facilities will not be adversely impacted.

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development.

Based on information received from the Clark County School District, the elementary school located within the corresponding school zone is over-capacity for the 2018-2019 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situations, especially since this area was not planned to accommodate the number of additional residential units and no new schools are planned in the future.

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

The applicant states that the proposed development satisfies County goals by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.

Although this RNP area does not meet the definition of "Rural preservation neighborhood" as defined by NRS 278.0177, this request is a nonconforming zone change and conflicts with Urban Specific Policy 8 of the Comprehensive Master Plan which discourages nonconforming zone changes. Any approvals for nonconforming zoning requests should be conditioned to provide buffering from adjacent conforming properties. It is County policy to preserve the rural lifestyle of property within the existing RNP-I Overlay. The request does not comply with Land Use Goals 5 and 6 of the Comprehensive Master Plan which encourages providing opportunities for developing low-density residential areas as a lifestyle choice, and to provide for large lot residential with 2 distinct land uses, estate homes, and Rural Neighborhood Preservation. Therefore, staff recommends denial.

### **Summary**

#### **Zone Change**

Based on the criteria listed above, staff finds the applicant has not satisfied the requirements for a compelling justification to warrant approval of this application and cannot support this request.

### Waivers of Development Standards

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

### Waiver of Development Standards #1a

Staff can support the waiver to increase the screen wall height to 7 feet 8 inches. Staff finds that the wall will not adversely impact the surrounding properties since the walls will provide additional security and privacy for future residents. Similar requests have been approved for other residential developments in Clark County and on the adjacent parcels to the west.

### Waiver of Development Standards #1b

Staff can also support the waiver to increase the combination of the retaining wall and screen wall height to 16 feet. Staff finds that the wall will not adversely impact the surrounding properties and that similar requests have been approved for other residential developments in Clark County and on the adjacent parcels to the west. If the topography and Drainage Study for the site warrants an increase to the retaining wall height, then the request is appropriate to facilitate the development of the project. Furthermore, a similar request was approved for the adjacent site to the north.

### Design Review #1

Although the plans for the building models submitted with this request do conform to Urban Land Use Policy 43 which encourages new developments to provide for varied rooflines, and/or varied architectural elements on all sides of the residences, staff has concerns about the design of this site. The lots on the eastern portion of the site are larger; however, none of the lots adjacent to the existing R-E (RNP-I) zoned development to the south are a minimum of 10,000 square feet. Therefore, staff finds that the design of this project does not satisfy Urban Specific Policy 38 which encourages, in part, new residential developments adjacent to existing estate residential areas to transition at appropriate densities (lot sizes of 10,000 square feet or greater) and be of similar height. Furthermore, the request conflicts with Urban Specific Policy 4 to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. The plans also include 3 story homes with optional roof top decks which conflicts with Urban Specific Policy 18 that states scale-relationships between buildings and adjacent developments should be carefully considered. Varying building height, breaking up the mass of a building, and shifting building placement can provide appropriate transitions between differing building scales and intensities. Building heights should be transitioned so any structure adjacent to a residential use is of similar height. Building heights should also vary within a development with lower height buildings adjacent to streets and surrounding residential uses to reduce the perceived mass of buildings. Therefore, staff cannot support this portion of the request.



### Design Review #2

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

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

#### Waiver of Development Standards #2a and #2b

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

### **Staff Recommendation**

Approval of waiver of development standards #1a and #1b design review #2; and denial of the zone change, waiver of development standards #2a, #2b and design review #1. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 8, 2019 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Resolution of Intent to complete in 4 years;
- No 3-story units or roof top decks allowed adjacent to parcels in the RNP-I Overlay;
- Redesign to provide 10,000 square foot lots adjacent to parcels in the RNP-I Overlay;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that 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;
- 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, unless waived by this or another land use application;

- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Redwood Street, and the associated spandrel;
- If the waiver for off-site improvements on Torino Avenue and/or Redwood Street are approved, execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the plans show a 47 foot wide public street network on a portion of the development, which will result in sidewalks being non-compliant with the American's with Disabilities Act, and therefore an alternate curb type and street width are required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0224-2018 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:** KATHERINE LOGAN, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



# LAND USE APPLICATION

# 5A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

**STAFF**

DATE FILED: 2/13/19 APP. NUMBER: NZC-19-0137  
 PLANNER ASSIGNED: PWP TAB/CAC: Enterprise  
 ACCEPTED BY: PWP TAB/CAC MTG DATE: 3/13 TIME: 6:00  
 FEE: \$3285.00 PC MEETING DATE: 4/2/19  
 CHECK #: \_\_\_\_\_ BCC MEETING DATE: 5/8/19  
 COMMISSIONER: JS ZONE / AE / RNP: R2/AE/AE (R.O.P.) / NA  
 OVERLAY(S)? MUDS PLANNED LAND USE: RNP  
 PUBLIC HEARING?  Y / N NOTIFICATION RADIUS: 150 SIGN?  Y / N  
 TRAILS? Y / N PFNA?  Y / N LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_ COMMENCE/COMPLETE: \_\_\_\_\_

**PROPERTY OWNER**

NAME: Mashobe Trust and Greg L & Sandi A Oberling TRS  
 ADDRESS: 8725 Redwood Street  
 CITY: Las Vegas STATE: NV ZIP: 89139  
 TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_

**APPLICANT**

NAME: American West Development, Inc.  
 ADDRESS: 250 Pilot Road Suite 140  
 CITY: Las Vegas STATE: NV ZIP: 89119  
 TELEPHONE: 702-736-6434 CELL: \_\_\_\_\_  
 E-MAIL: KSaffle@AmericanWest REF CONTACT ID #: \_\_\_\_\_

**CORRESPONDENT**

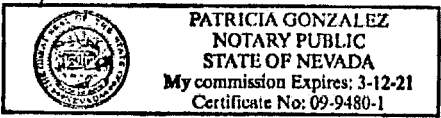
NAME: Actus Attn: David Logsdon  
 ADDRESS: 3283 East Warm Springs Rd. Suite 300  
 CITY: Las Vegas STATE: NV ZIP: 89120  
 TELEPHONE: 702-586-9296 CELL: \_\_\_\_\_  
 E-MAIL: David.Logsdon@actus-nv REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 176-14-301-043  
 PROPERTY ADDRESS and/or CROSS STREETS: SW of Ford Avenue & Redwood Street  
 PROJECT DESCRIPTION: Proposed residential subdivision

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

Property Owner (Signature)\* [Signature] Property Owner (Print) Greg Oberling

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 2/7/19 (DATE)  
 By Greg Oberling  
 NOTARY PUBLIC: [Signature]



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



February 12, 2019

3283 E. Warm Springs Road  
Suite 300, Las Vegas, NV 89120  
(702) 586-9296

Mr. Phil Blount  
Clark County Development Services  
Comprehensive Planning Department  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

**Reference: Project Description and Compelling Justification Letter  
Rainbow Cougar 4 by American West Homes in support of a Non-Conforming Zone  
Change, Design Review, Tentative Map, Waivers of Standards and Vacation  
APNs 176-14-301-043, 176-14-401-005 and 176-14-401-047**

Mr. Blount,

American West Development, Inc. submits for your review the following project description and compelling justification letter in support of the subject applications for the proposed Rainbow Cougar 4 Subdivision, including a non-conforming zone change for R-2 zoning within the project site in lieu of R-E zoning.

**Design Review & Project Description**

The project site is the Southwest Quarter (SW ¼) of Section 14, Township 22 South, Range 60 East, M.D.B.M., Clark County, Nevada commonly known as APNs: 176-14-301-043, 176-14-401-005 and 176-14-401-047.

<u>APN</u>	<u>Land Use</u>	<u>Zoning</u>
176-14-301-043	RNP (Rural Neighborhood Preservation)	R-2 (Med. Density Residential)
176-14-401-005	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential)
176-14-401-047	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential)

A non-conforming zone change will be required for two (2) of the parcels included in the site to accept the proposed single-family residential development since the Enterprise Land Use Plan (adopted October 23, 2014) does not identify R-2 as an allowable zoning district within R-E zoning.

The subject site is located approximately at the southwest corner of Ford Avenue and Redwood Street. The parcel is bounded on the north, east and south by R-E zoned parcels and to the west by an existing R-2 zoned residential subdivision.

The project site will consist of one hundred four (104) single-family residential lots encompassing the entire 17.77-acre site for a density of 5.9 units per acre. Said density is below the maximum density of 8 units per acre allowed within a typical R-2 development within Clark County. Lots within the project site development range in size from 4,271 square feet to 10,844 square feet with an average lot size of 5,728 square feet. The proposed setbacks will comply with Clark County Title 30 with respect to R-2 zoning:

- Front Setback (garage to street): 20 feet
- Front Setback (living to street): 10 feet
- Side Setback: 5 feet
- Corner Setback: 10 feet
- Rear Setback: 15 feet

The proposed two- and three-story homes will range in size from 2,940 square feet to 4,910 square feet. The maximum height of the buildings will be 35 feet, not exceeding the maximum height stipulated in *Title 30 Table 30.56-4* for R-2 zoning. Future buyers will be offered a choice of eight (8) floor plans, six (6) of which are two story and two (2) of which are three story with optional rooftop deck, with four (4) different elevations for each, that offer varying roof lines and architectural elements on all four sides of the home per Title 30. The elevation materials consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete tile roofs.

Grade Difference in excess of 18": We would request allowing a grade difference between the existing grade and the finished grade of a maximum of 10'4" along the back of lots 32 through 40 which is in excess of the maximum allowed 18 inches.

### **Compelling Justification**

The following is Clark County compelling justification criteria with the project's relevance identified:

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

Development trends within this portion of the Enterprise Township have changed over the past few years, with an emphasis toward higher density single-family residential and commercial developments. Existing R-2 single-family developments are prevalent within a quarter (1/4) mile east of Rainbow Boulevard surrounding the project site and show that development east of Rainbow Boulevard appears to be warranted in this area.

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

The density and intensity proposed with the non-conforming zone change will result in a land use of like intensity when compared to adjacent residential development to the west of the project site. Based upon site topography and the developable nature of the site, the request change can be determined to be compatible.

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

Technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process. The proposed development will not have a greater impact on schools, fire protection services than that of a typical R-E zoned development. The new residential development will provide additional funding sources for the needed expansion of Clark County School District Facilities. In addition, wastewater and potable water services for this project should not overburden existing water and wastewater infrastructure within proximity of the site. All other public facilities will not be adversely affected by this non-conforming zone change.

- D. *The proposed NC conforms to other applicable adopted plans, goals and policies.*

Several Clark County Land Use Policies within the Clark County Master Development Plan are met with the proposal of this project:

Land Use Goal 7: *Provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.*

The project will offer transitional homes to the area, transitioning from 4,000 square foot lots to 20,000 square foot lots, with an average of 5,728 square foot lots on the proposed subdivision.

### **Waiver of Standards**

The applicant is requesting a Waiver of Standards from the following:

- A. **Wall Height Waiver (screen walls).** We respectfully request a wall height waiver for screen walls, from 6' to 6'8".
- B. **Wall Height Waiver (retaining walls).** We would also request a wall height waiver for retaining walls, from 3' to 10'8" max on lots 32 through 40, where the previously approved maximum was 9'4". The overall wall height, screen wall and retaining wall, will be a maximum of 16' (15'8" exposed) The retaining wall has been designed to meet the requirements in accordance with the approved drainage study, from Rainbow Cougar Unit 1, HTE: 15-63538.
- C. **Rural Street Standards.** We would request allowing Rural Street Standards along Torino Avenue and Redwood Street.

**Vacation**

In order to accommodate the development, we respectfully request to vacate & abandon a portion of the right-of-way on the south side of Ford Avenue with an area of 9,007 square feet, and we request to vacate the resolution relative to acquisition of right of way for the south side of Ford Avenue.

In order to accommodate the development, we respectfully request the relinquishment of the 33' Government Patent easements and various roadway easements of Ford Avenue with an area of 55,898 square feet. There is no need for the remaining Government Patent easements since they are not needed for right-of-way.

**Conclusion**

This project will provide for a distinct residential enclave that meets the needs of today's home buyers by providing a community aligned with the core goals of transitional single-family residential development. The project will conform to the development trends within the area while providing new housing opportunities for buyers seeking non-rural lots near the southwest portion of the Las Vegas Valley. Please contact me at (702) 586-9296 if you have any questions or concerns regarding this project.

Sincerely,



David Logsdon II  
Principal  
Actus





04/02/19 PC AGENDA SHEET

RAINBOW COUGAR UNIT 4  
(TITLE 30)

REDWOOD ST/TORINO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-19-500044-MASHOBE TRUST & OBERLING, GREG L. & SANDIA, TRS, ET AL:**

**TENTATIVE MAP** consisting of 104 single family residential lots and common lots on 17.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.

Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/pb/ja (For possible action)

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RELATED INFORMATION:

**APN:**

176-14-301-043; 176-14-401-005; 176-14-401-047

**LAND USE PLAN:**

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

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8725 Redwood Street
- Site Acreage: 17.8
- Number of Lots: 104
- Density (du/ac): 5.9
- Gross Lot Size (square feet) Minimum/Maximum: 4,271/10,844
- Net Lot Size (square feet) Minimum/Maximum: 4,271/10,844
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 104 residential lots on 17.8 acres at a density of 5.9 dwelling units per acre. The 52 lots on the western portion of the site will access Rainbow Boulevard via Ford Avenue and a 48 foot wide public street going north to south intersecting with Ford Avenue. There are 3 stub streets extending west from the proposed north/south street. Four of the lots will front on and have direct access to Ford Avenue. There are 10 lots on the southern portion of the site with frontage and access onto Torino Avenue. The remaining lots will have 2 points of access to Redwood Street via a 38 foot wide private street. The plans also depict an existing house and detached garage located on the northeastern portion of the site that will be removed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
PA-18-700019	Request to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) for the southern 2 parcels (176-14-401-005 & 176-14-401-047)	Approved / Denied by BCC	March 20, 2019
NZC-0577-13	Reclassified the northwestern parcel (176-14-301-043) from R-E to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2014
ZC-1026-05	County sponsored zone change to establish the RNP-1 Overlay on the southeastern portion of the site	Approved by BCC	October 2005

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
NZC-19-0137	A nonconforming zone change to reclassify the site to R-2 for a single family residential development is a companion item on this agenda.
VS-19-0138	A request to vacate patent easements and right-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30; however, approval of this request is contingent upon approval of NZC-19-0137 which staff cannot support.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 8, 2019 at 9:00 a.m., unless otherwise announced.

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

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

##### **Current Planning**

If approved:

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

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(n)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements, unless waived by this or another land use application;
- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Redwood Street, and the associated spandrel;
- If the waiver for off-site improvements on Torino Avenue and/or Redwood Street are approved, execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the plans show a 47 foot wide public street network on a portion of the development, which will result in sidewalks being non-compliant with the American's with Disabilities Act, and therefore an alternate curb type and street width are required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The 2 streets labeled as Circle D shall have different names;
- The north/south street connecting the 2 streets shown as Circle D shall have a separate street name;
- Streets shall have approved street names and 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.

**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 #0224-2018 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:** KATHERINE LOGAN, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

**DRAFT**



# TENTATIVE MAP APPLICATION 6A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>2/13/19</u> PLANNER ASSIGNED: <u>AA</u> ACCEPTED BY: _____ FEE: <u>\$ 250.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MWJ3</u> TRAILS? <u>Y/N</u> PFNA <u>2019</u>	APP. NUMBER: <u>JM-19-500044</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/13</u> TIME: <u>6:00</u> PC MEETING DATE: <u>4/2/19</u> BCC MEETING DATE: <u>5/8/19</u> ZONE / AE / RNP: <u>R2</u> PLANNED LAND USE: <u>RUP</u> NOTES: <u>NZC-19-0137</u>
---	-------	---	---

PROPERTY OWNER	NAME: <u>Mashobe Trust and Greg L &amp; Sandi A Oberling TRS</u> ADDRESS: <u>8725 Redwood Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	---

APPLICANT	NAME: <u>American West Development, Inc.</u> ADDRESS: <u>250 Pilot Road Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>KSaffle@AmericanWestHomes.com</u> REF CONTACT ID #: _____
-----------	---

CORRESPONDENT	NAME: <u>Actus Attn: David Logsdon</u> ADDRESS: <u>3283 East Warm Springs Rd. Suite</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296</u> CELL: _____ E-MAIL: <u>David.Logsdon@actus-nv.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-14-401-005

PROPERTY ADDRESS and/or CROSS STREETS: SW Corner of Ford Avenue & Redwood Street

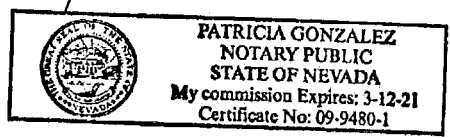
TENTATIVE MAP NAME: Rainbow Cougar Unit 4

NUMBER OF LOTS: \_\_\_\_\_ GROSS/NET ACREAGE \_\_\_\_\_ GROSS/NET DENSITY \_\_\_\_\_

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

[Signature] Property Owner (Signature)\*      Greg Oberling Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 2/7/19 (DATE)  
 By Greg Oberling  
 NOTARY PUBLIC: [Signature]



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



04/02/19 PC AGENDA SHEET

TATTOO STUDIO  
(TITLE 30)

LAS VEGAS BLVD S/GARY AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0117-9555 PRIME, LLC & 9555 MDN, LLC:**

**USE PERMIT** for a tattoo studio in conjunction with an existing commercial building on 3.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

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

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**RELATED INFORMATION:**

**APN:**  
177-20-802-005

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9555 S. Las Vegas Boulevard
- Site Acreage: 3.8
- Project Type: Tattoo studio
- Square Feet: 1,200
- Parking Required/Provided: 36/44

Site Plans

The plans depict a 1,200 square foot lease space for a tattoo studio within an existing 9,000 square foot commercial building located on the developed portion of the site in the northeast corner. Access to the property is from Las Vegas Boulevard South. The 44 parking spaces are located on the north, west and south sides of the building.

Landscaping

No changes are proposed or required to the existing landscaping.

Signage

Signage is not a part of this application.

Elevations

The plans depict an existing commercial retail center with a 1 story building with a height of 16 feet and stucco finish with a flat roof line.

Floor Plans

The plans depict a 1,200 square foot lease space with a front lobby, breakroom, office space, 2 restrooms and 2 tattoo work areas.

Applicant's Justification

The applicant states that they have been in business for over a year and a half at this location and are planning to expand into an adjacent suite. When they first opened their studio they obtained a State business license; however, they did not get a County business license, until they were cited by an inspector. The applicant states that they did not know a County business license was a requirement to operate a business within the County's jurisdiction. When they submitted an application for a County business license they were told that a Special Use Permit was required to operate a tattoo studio in the H-1 zoning district.

According to the applicant when they first moved into their suite the entire site was vacant and was plagued with homelessness and drug paraphernalia. They began to be proactive and have helped the owner clean up the property and helped in attracting future tenants and customers to the property. The applicant believes that they have been a positive impact to the immediate area and to the property as tenants.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0132-11	Offices as a primary use (reflexology) within an existing retail building - expired.	Approved by PC	May 2011
ET-0027-08 (UC-1866-05)	First extension of time to commence a use permit and design review for resort condominiums, increased building height, waived standards for alternative landscaping and proximity standards - expired.	Approved by BCC	March 2008
UC-1866-05	Use permit and design review for resort condominiums, increased building height, and waived standards for alternative landscaping and proximity standards - expired	Approved by BCC	February 2006
UC-0200-05	Private recreational facility and alternative design standards; waived standards for off-site improvements, landscaping, on-site parking and paving requirements, nonpermanent structures, reduced setback and trash enclosures - expired.	Approved by PC	March 2005



### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Restaurant/undeveloped
South	Commercial Tourist	H-1	Multifamily residential
East	Commercial Tourist	H-1	Single family residential
West	Commercial Tourist	R-3	Multifamily residential

Several land use applications have been approved since original application in 1985.

### Clark County Public Response Office (CCPRO)

There is an active zoning violation by Clark County Public Response Office (CE-19-02042) issued on February 12, 2019. The applicant has submitted this use permit application prior to the issuance of the zoning violation on February 6, 2019.

### 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.

Staff finds that the tattoo studio is compatible with the existing retail shopping center and surrounding properties and will not adversely impact adjacent development. The shopping center exceeds parking requirements and the Tattoo studio will provide additional services to the community and represents an adaptive reuse of an existing property, thus it complies with Urban Land Use Policy 2 of the Comprehensive Master Plan, which encourages, in part, where infrastructure is available, use of infill development. Therefore, staff recommends approval of this application.

#### 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**

- With future development, the applicant or owner shall perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- With future development, right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way.

**Building Department - Fire Prevention**

- Applicant to show fire hydrant locations on-site and within 750 feet.

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

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**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: JONNELLE WATALAE  
CONTACT: JONNELLE WATALAE, NO SHAME TATTOO, 9555 S. LAS VEGAS BLVD,  
LAS VEGAS, NV 89123**



# LAND USE APPLICATION

# 7A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF	DATE FILED: <u>2/6/19</u>	APP. NUMBER: <u>UC-19-0117</u>
	PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC: <u>Enterprise</u>
	ACCEPTED BY: <u>SWD</u>	TAB/CAC MTG DATE: <u>3/13/19</u> TIME: <u>6PM</u>
PROPERTY OWNER	FEE: <u>675</u>	PC MEETING DATE: <u>4/2/19</u>
	CHECK #: <u>1167</u>	BCC MEETING DATE: <u>          </u>
	COMMISSIONER: <u>M-N</u>	ZONE / AE / RNP: <u>H-1</u>
APPLICANT	OVERLAY(S)? <u>MUD-1</u>	PLANNED LAND USE: <u>CI</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> N	NOTIFICATION RADIUS: <u>500</u> SIGN? Y / N
	TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/>	LETTER DUE DATE: <u>          </u>
CORRESPONDENT	APPROVAL/DENIAL BY: <u>          </u>	COMMENCE/COMPLETE: <u>          </u>
	NAME: <u>Jessamine LLC</u>	
	ADDRESS: <u>888 S. Figueroa St</u>	
	CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90017</u>	
	TELEPHONE: <u>702-296-2200</u> CELL: <u>          </u>	
	E-MAIL: <u>          </u>	
	NAME: <u>Jonnette Waldara</u>	
	ADDRESS: <u>9555 S. Las Vegas Blvd #105</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>	
	TELEPHONE: <u>702-909-3895</u> CELL: <u>702-626-6651</u>	
	E-MAIL: <u>Noshame.tattoo@gmail.com</u> REF CONTACT ID #: <u>          </u>	
	NAME: <u>same as applicant</u>	
	ADDRESS: <u>          </u>	
	CITY: <u>          </u> STATE: <u>          </u> ZIP: <u>          </u>	
	TELEPHONE: <u>          </u> CELL: <u>          </u>	
	E-MAIL: <u>Noshame.tattoo@gmail.com</u> REF CONTACT ID #: <u>          </u>	

ASSESSOR'S PARCEL NUMBER(S): 77-20-802-005

PROPERTY ADDRESS and/or CROSS STREETS: 9555 S. Las Vegas Blvd #105 LV NV 89123

PROJECT DESCRIPTION: TATTOO SHOP

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

 David Taban 1/16/19  
 Property Owner (Signature) Property Owner (Print)

STATE OF             
 COUNTY OF           

SUBSCRIBED AND SWORN BEFORE ME ON            (DATE) see attached Jurat  
 By             
 NOTARY PUBLIC:           

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

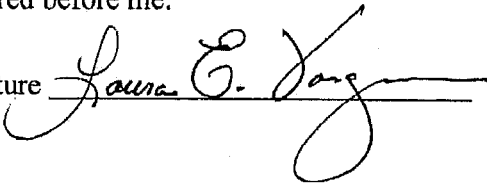
# JURAT

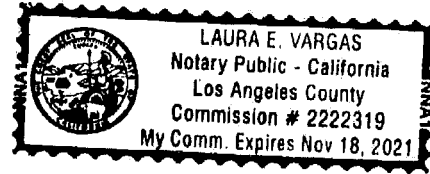
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California }

County of Los Angeles }

Subscribed and sworn to (or affirmed) before me on this 16<sup>th</sup> day of January 16, 2019, by **David Taban** proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature 



(Seal)

DESCRIPTION OF THE ATTACHED DOCUMENT:

Date of Document: Jan. 16, 2019  
Name of Document: Land Use Application  
Reference: 9555 Prime, LLC

No Shame Tattoos LLC  
9555 S Las Vegas Blvd #105  
Las Vegas NV 89123  
702-909-3895

### No shame tattoos Justification Letter

We are located on 9555 s las vegas blvd suite 105 las vegas nv 89123. We have been in business for over a year and half at this location. May 1 will be our second year of business and we ready to expand our business into the suite over to us, suite 106.

When we first moved into our suite, we noticed that there was a lot of homeless people are drug users that would be always hanging around the building. In the beginning when we use to come in and open the shop in the morning, there would be homeless people sleeping along the side walks by the building. We also found a lot of drug paraphernalia that was in the parking lot and all around the landscape area. We got fed up with it. Slowly but surely we was letting these homeless people know that they cannot be hanging around here. This building is now a place of business.

Prior to moving into our suite, there was no business attraction. This place looked really vacant. A few months after we moved in our friends found out that we're open for business. They took the other side of the building and made a boxing gym.

We have not just attracted business to this location, but we have attracted other businesses to this area. Now there is a recording studio, a printing business , hair salon, and another friend our is about to open a business 2 suite down from us in 108.

Looking at this place before to what it is now, we have attracted a lot of business to this location and we love it here. We've gotten rid of all the drug addicts and homeless people that use to hang around our business establishment. We are doing so awesome in this location that the other businesses around us like Dottys

and circle K are very grateful for the progress that we made. Keeping the crime and pan handling down in our area.

We also held a few events at our location for the community. Grand opening, movies in parking lot, Sunday bbq, Trunk or Treat for Halloween and haunted house, new years and more to come if we are allowed to stay in business at this location. We are the only islander tattoo shop located on the south side on the las vegas strip. The islander community is in the Silverado area, most of them. There are a lot of our friends kids that goes to liberty high school Silverado and green valley high schools. Keeping kids out of trouble is our thing. We have a few outlets for these kids to stay occupied out of crime and away from drugs. These kids have a tattoo shop to learn art from a boxing gym to take their frustrations out and a recording studio to lay out their feelings. We don't only offer great meaningful body art, we also get involved with community events.

By this year 2019, we will be working on the building that we are in. All the businesses in the building at this location are getting together to fix up the whole landscaping and fixing the sign that is present in front the building to give it a welcoming look.

Thank you for your time

Yours truly,

NO SHAME TATTOOS LLC.

04/02/19 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

EDMOND ST/BADURA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0114-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #6 LEASE:**

**VACATE AND ABANDON** a portion of a right-of-way being Badura Avenue located between Edmond Street and Decatur Boulevard within Enterprise (description on file). MN/kl/ja (For possible action)

RELATED INFORMATION:

**APN:**

176-01-601-032; 176-01-601-034

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate a 5 foot portion of right-of-way that runs approximately 645 feet along Badura Avenue, to allow for the construction of a detached sidewalk.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0571	Vacated and abandoned easements	Approved by PC	September 2018
WS-18-0061	Alternative landscaping, modified CMA Design Overlay District standards, and a design review for a distribution center – waivers of development standards #3 and #4 were withdrawn	Approved by BCC	January 2018
WS-0015-10	Eliminated parking court design and parking lot landscaping, waiver of conditions of a zone change (ZC-0089-06) requiring full off-sites, and design review for a parking lot on a portion of the site	Approved by BCC	February 2010
VS-1626-06	Vacated and abandoned a portion of right-of-way – expired	Approved by PC	January 2007
ZC-0137-06	Reclassified 14.2 acres from R-E to M-D zoning for future office and industrial park	Approved by BCC	February 2006

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0089-06	Reclassified 71.6 acres from R-E, M-D, and M-1 to M-D zoning for future office/retail/industrial park	Approved by BCC	May 2006
ZC-0851-04	Reclassified 32.7 acres from R-E and C-2 to M-D zoning for an industrial/commercial center	Approved by BCC	August 2004
TM-0013-02	One lot commercial subdivision on 53.2 acres in an M-D zone	Approved by PC	February 2002
ZC-1495-01	Reclassified 2.4 acres from R-E to C-2 zoning for an office building	Approved by BCC	January 2002
ZC-1214-01	Reclassified 53.4 acres from R-E to M-D zoning for a distribution center	Approved by BCC	November 2001
VS-1418-01	Vacated and abandoned patent easements	Approved by PC	December 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & C-2	Major training facility & place of worship
West	Business and Design/Research Park	M-D	Office buildings & undeveloped parcel
South	Business and Design/Research Park	M-D	Industrial/commercial centers
East	Industrial	M-1	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way to accommodate detached sidewalks.

**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**

- Coordinate with Public Works - Map Team regarding the language and timing of granting all necessary easements;
- 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: ROD MARTIN**

**CONTACT: JOHN MAREK, LOCHSA ENGINEERING, 6345 S. JONES BLVD, LAS VEGAS, NV 89118**



04/02/19 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

MAULE AVE/REDWOOD ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0124-VAG HOLDINGS II, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Redwood Street and Torrey Pines Drive, and between Maule Avenue and Badura Avenue within Enterprise. MN/tk/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-02-301-008

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

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

The applicant is requesting to vacate and abandon 33 foot wide patent easements on the east and west sides along with the north 3 feet of the south 33 feet. The applicant states these patent easements are no longer needed as the property has been developed, and Badura Avenue and Maule Avenue have been developed. The applicant is requesting this to avoid any future development delays.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0510-15	Increase wall height, waiver of conditions and a design review for an expansion of a parking lot	Approved by BCC	September 2015
WS-0042-13	Waivers of development standards for parking lot and required trash enclosure, with a design review for a parking lot	Approved by BCC	March 2013
WS-0808-06	Signage with a proposed automobile dealership and a design review for an automobile dealership	Approved by BCC	September 2006
ZC-1516-04	Reclassified from R-E to C-2 zoning with a use permit for automobile repairs and a design review for automobile sales facility	Approved by BCC	October 2004

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East & West	Business/Design and Research Park.	C-2, M-D	Commercial business, Industrial warehouse & Undeveloped.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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**

- Coordinate with Public Works - Map Team to grant all necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GARY ACKERMAN

**CONTACT:** BRIAN RIDINGER, 1134 CASTLE POINT AVENUE, HENDERSON, NV  
89074

DRAFT





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

# 9A

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>2-7-19</u> PLANNER ASSIGNED: <u>TK</u> ACCEPTED BY: <u>TK</u> FEE: <u>875</u> CHECK #: <u>3879/192047</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: <u>VS-19 9124</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/13</u> TIME: <u>6 PM</u> C MEETING DATE: <u>4/2</u> <u>7 PM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>C2</u> PLANNED LAND USE: <u>BDRP</u>
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PROPERTY OWNER	NAME: <u>V A G Holdings II LLC</u> ADDRESS: <u>280 N Gibson Rd</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-558-8051</u> CELL: <u>n/a</u> E-MAIL: <u>gary@gaudinmotorcompany.com</u>
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APPLICANT	NAME: <u>V A G Holdings II LLC</u> ADDRESS: <u>280 N Gibson Rd</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-558-8051</u> CELL: <u>n/a</u> E-MAIL: <u>gary@gaudinmotorcompany.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>The LanDesign Consultant, c/o Brian Ridinger</u> ADDRESS: <u>1134 Castle Point Ave</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-547-0047</u> CELL: <u>702-218-9478</u> E-MAIL: <u>brianr@landesignconsult.com</u> REF CONTACT ID #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-02-301-008

PROPERTY ADDRESS and/or CROSS STREETS: \_\_\_\_\_  
6647 W Maule Ave                      Between Maule and Badura West of Torrey Pines

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

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

H Gary Ackerman  
\_\_\_\_\_  
Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON Feb 7th 2019 (DATE)  
 By H Gary Ackerman  
 NOTARY PUBLIC: Laurel Trimbath

LAUREL TRIMBATH  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 APPT. NO. 14-15012-1  
 MY APPT. EXPIRES AUGUST 16, 2022

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

# The LanDesign Consultant

I N C O R P O R A T E D

LAND DEVELOPMENT CIVIL ENGINEERS

*providing insightful solutions for land development*

February 4, 2019

Clark County  
Department of Comprehensive Planning  
500 S Grand Central Pkwy  
Las Vegas, NV 89106

RE: Justification Letter for Vacation of a 33' Patent Easement  
APN 176-02-301-008

To Whom it May Concern:

Our office represents the owner of the property located between Maule and Badura, west of Torrey Pines. The referenced property has Patent Easements that have been reserved to Clark County. In as much that the property has been developed in the past and both Badura and Maule Avenue have been dedicated, we do not foresee Clark County having any use for the balance of the Patent Easement. Additionally, we will be amending the development plan in the near future and Clark County Public Works has a policy of requesting these remnant Patent Easements be vacated. We are requesting this vacation now to avoid any development delay in the future.

Should you have any questions, please do not hesitate to contact me at 702-547-0047. Thank you for your consideration.

Sincerely

The LanDesign Consultant

I N C O R P O R A T E D



Brian Ridinger, PE

Telephone  
(702) 547-0047

1134  
Castle Point  
Avenue  
Henderson,  
NV 89074

Development Planning and Feasibility

Civil Engineering

Entitlements

The  
LanDesign  
Consultant



EASEMENTS  
(TITLE 30)

MAULE AVE/TORREY PINES DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0125-HGA HOLDINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Redwood Street and Torrey Pines Drive, and between Maule Avenue and Badura Avenue within Enterprise. MN/tk/ja (For possible action)

RELATED INFORMATION:

APN:  
176-02-301-009

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon 33-foot wide patent easements that surround the subject parcel, on the east and west sides along the north 3 feet of the south 33 feet. The applicant states these patent easements are no longer needed as the property has been developed, and Badura Avenue and Maule Avenue have been developed. The applicant is requesting this to avoid any future development delays.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-1092-17	Trash enclosure, parking lot landscaping, cross access, wall height, non-decorative fencing, paving requirements, permit a large parking lot, and allow for tandem parking spots, with a design review for a parking lot	Approved by BCC	February 2018
WS-0744-15	Allowed a temporary parking lot with waivers of development standards for CMA design standards, landscaping, parking lot design standards, trash enclosure, and off-site improvements	Approved by BCC	December 2015
WS-0261-08	Allowed a vehicle sales (automobile) facility with a waiver for alternative building orientation – expired	Approved by BCC	May 2008
WS-0898-06	Allowed an automobile dealership with accessory automobile repair and car wash – expired	Approved by BCC	September 2006

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1516-04	Reclassified 15 acres including the subject site from R-E to C-2 zoning for an automobile sales facility	Approved by BCC	October 2004

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East & West	Business and Design/Research Park.	C-2, M-D	Commercial business, Industrial warehouse & Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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**

- Coordinate with Public Works - Map Team to grant all necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

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

**APPLICANT:** GARY ACKERMAN  
**CONTACT:** BRIAN RIDINGER, 1134 CASTLE POINT AVENUE, HENDERSON, NV  
89074

DRAFT





# VACATION APPLICATION

# 10A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>	<b>STAFF</b>	DATE FILED: <u>2-7-19</u>	APP. NUMBER: <u>NV 19-0125</u>
<input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>TW</u>	TABICAC <u>EMERGENCY</u>
		ACCEPTED BY: <u>TW</u>	TABICAC DATE: <u>3/13</u> TIME: <u>6PM</u>
		FEE: <u>675</u> CHECK #: <u>3880/19204</u>	PC MEETING DATE: <u>4/2 7PM</u>
		COMMISSIONER: <u>MN</u>	BCC MTG DATE: _____
		OVERLAY(S)? _____	ZONE / AE / RNP: _____
		TRAILS? Y/N _____	PLANNED LAND USE: _____
		PFNA? Y/N _____	

<b>PROPERTY OWNER</b>	NAME: <u>H G A Holdings II LLC</u>
	ADDRESS: <u>280 N Gibson Rd</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: <u>702-558-8051</u> CELL: <u>n/a</u>
	E-MAIL: <u>gary@gaudinmotorcompany.com</u>

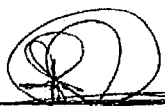
<b>APPLICANT</b>	NAME: <u>H G A Holdings II LLC</u>
	ADDRESS: <u>280 N Gibson Rd</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702-558-8051</u> CELL: <u>n/a</u>
	E-MAIL: <u>gary@gaudinmotorcompany.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>The LanDesign Consultant, c/o Brian Ridinger</u>
	ADDRESS: <u>1134 Castle Point Ave</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702-547-0047</u> CELL: <u>702-218-9478</u>
	E-MAIL: <u>brianr@landesignconsult.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-02-301-009

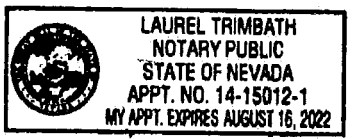
PROPERTY ADDRESS and/or CROSS STREETS: Between Maule and Badura , West of Torrey Pines

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

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

H Gary Ackerman  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON Feb 7th 2019 (DATE)  
 By H. Gary Ackerman  
 NOTARY PUBLIC: Janet Gurett



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

# The LanDesign Consultant

I N C O R P O R A T E D

LAND DEVELOPMENT CIVIL ENGINEERS

*providing insightful solutions for land development*

February 4, 2019

Clark County  
Department of Comprehensive Planning  
500 S Grand Central Pkwy  
Las Vegas, NV 89106

RE: Justification Letter for Vacation of a 33' Patent Easement  
APN 176-02-301-009

To Whom it May Concern:

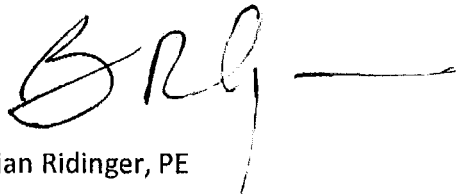
Our office represents the owner of the property located between Maule and Badura, west of Torrey Pines. The referenced property has Patent Easements that have been reserved to Clark County. Clark County Public Works is requesting this to be vacated. Both Maule Avenue and Badura have been dedicated and Clark County does not see a need for the easement and thus this request is being made as a condition of plan acceptance.

Should you have any questions, please do not hesitate to contact me at 702-547-0047. Thank you for your consideration.

Sincerely

The LanDesign Consultant

I N C O R P O R A T E D



Brian Ridinger, PE

Telephone  
(702) 547-0047

1134  
Castle Point  
Avenue  
Henderson,  
NV 89074

Development Planning and Feasibility

Civil Engineering

Entitlements

The  
LanDesign  
Consultant

04/02/19 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

REDWOOD ST/TORINO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0138-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Torino Avenue and Cougar Avenue and a portion of a right-of-way being Ford Avenue located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). JJ/pb/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-14-301-043; 176-14-401-005; 176-14-401-047

**LAND USE PLAN:**

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

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

**BACKGROUND:**

**Project Description**

The plans show the vacation of 33 foot wide government patent easements/roadway easements along the northern boundary of and traversing the center of the southern parcel (176-14-401-047). The plans also show the vacation of a 30 foot wide portion of Ford Avenue extending west from Redwood Street along the northern boundary of the northeastern parcel (176-14-401-005). The applicant indicates that the easements and portions of the right-of-way are no longer required and approval of this application will allow development of the parcels.

**Prior Land Use Requests**

Application Number	Request	Action	Date
PA-18-700019	Request to redesignate the existing land use category from RNP to RS for the southern 2 parcels (176-14-401-005 & 176-14-401-047)	Approved /Denied by BCC	March 20, 2019
NZC-0577-13	Reclassified the northwestern parcel (176-14-301-043) from R-E to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2014
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay on the southeastern portion of the site	Approved by BCC	October 2005

**Surrounding Land Use**

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

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-19-0137	A nonconforming zone change to reclassify the site to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-19-500044	A tentative map consisting of 104 residential lots and common elements 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 - Development Review**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 8, 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**

- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Redwood Street, 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 additional easements may exist that will need to be vacated.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMERICAN WEST DEVELOPMENT, INC.

**CONTACT:** KATHERINE LOGAN, 3183 EAST WARM SPRINGS ROAD, SUITE 300,  
LAS VEGAS, NV 89120

**DRAFT**





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

# 11A

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>2/13/19</u> PLANNER ASSIGNED: <u>AB</u> ACCEPTED BY: <u>AB</u> FEE: <u>8875.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MULTI</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>VS-19-0138</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3/13</u> TIME: <u>6:00p</u> PC MEETING DATE: <u>4/12/19</u> BCC MTG DATE: <u>5/18/19</u> ZONE / AE / RNP: <u>NR/ND/RE/RZ</u> PLANNED LAND USE: <u>BLR</u>
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PROPERTY OWNER	NAME: <u>Mashobe Trust and Greg L &amp; Sandi A Oberling TRS</u> ADDRESS: <u>8725 Redwood Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>American West Development, Inc.</u> ADDRESS: <u>250 Pilot Road Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>KSaffle@AmericanWestHomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Actus Attn: David Logsdon</u> ADDRESS: <u>3283 East Warm Springs Road Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296</u> CELL: _____ E-MAIL: <u>David.Logsdon@actus-nv.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-14-401-005

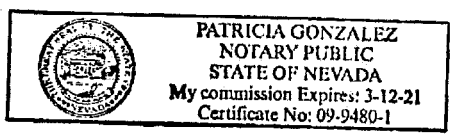
PROPERTY ADDRESS and/or CROSS STREETS: 8725 Redwood Street

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

[Signature]  
 Property Owner (Signature)\*

Greg Oberling  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 2/17/19 (DATE)  
 By Greg Oberling  
 NOTARY PUBLIC: [Signature]



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



February 12, 2019

3283 E. Warm Springs Road  
Suite 300, Las Vegas, NV 89120  
(702) 586-9296

Mr. Phil Blount  
Clark County Development Services  
Comprehensive Planning Department  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

**Reference: Project Description and Compelling Justification Letter  
Rainbow Cougar 4 by American West Homes in support of a Non-Conforming Zone  
Change, Design Review, Tentative Map, Waivers of Standards and Vacation  
APNs 176-14-301-043, 176-14-401-005 and 176-14-401-047**

Mr. Blount,

American West Development, Inc. submits for your review the following project description and compelling justification letter in support of the subject applications for the proposed Rainbow Cougar 4 Subdivision, including a non-conforming zone change for R-2 zoning within the project site in lieu of R-E zoning.

**Design Review & Project Description**

The project site is the Southwest Quarter (SW ¼) of Section 14, Township 22 South, Range 60 East, M.D.B.M., Clark County, Nevada commonly known as APNs: 176-14-301-043, 176-14-401-005 and 176-14-401-047.

<u>APN</u>	<u>Land Use</u>	<u>Zoning</u>
176-14-301-043	RNP (Rural Neighborhood Preservation)	R-2 (Med. Density Residential)
176-14-401-005	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential)
176-14-401-047	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential)

A non-conforming zone change will be required for two (2) of the parcels included in the site to accept the proposed single-family residential development since the Enterprise Land Use Plan (adopted October 23, 2014) does not identify R-2 as an allowable zoning district within R-E zoning.

The subject site is located approximately at the southwest corner of Ford Avenue and Redwood Street. The parcel is bounded on the north, east and south by R-E zoned parcels and to the west by an existing R-2 zoned residential subdivision.

The project site will consist of one hundred four (104) single-family residential lots encompassing the entire 17.77-acre site for a density of 5.9 units per acre. Said density is below the maximum density of 8 units per acre allowed within a typical R-2 development within Clark County. Lots within the project site development range in size from 4,271 square feet to 10,844 square feet with an average lot size of 5,728 square feet. The proposed setbacks will comply with Clark County Title 30 with respect to R-2 zoning:

- Front Setback (garage to street): 20 feet
- Front Setback (living to street): 10 feet
- Side Setback: 5 feet
- Corner Setback: 10 feet
- Rear Setback: 15 feet

The proposed two- and three-story homes will range in size from 2,940 square feet to 4,910 square feet. The maximum height of the buildings will be 35 feet, not exceeding the maximum height stipulated in *Title 30 Table 30.56-4* for R-2 zoning. Future buyers will be offered a choice of eight (8) floor plans, six (6) of which are two story and two (2) of which are three story with optional rooftop deck, with four (4) different elevations for each, that offer varying roof lines and architectural elements on all four sides of the home per Title 30. The elevation materials consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete tile roofs.

Grade Difference in excess of 18": We would request allowing a grade difference between the existing grade and the finished grade of a maximum of 10'4" along the back of lots 32 through 40 which is in excess of the maximum allowed 18 inches.

### **Compelling Justification**

The following is Clark County compelling justification criteria with the project's relevance identified:

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

Development trends within this portion of the Enterprise Township have changed over the past few years, with an emphasis toward higher density single-family residential and commercial developments. Existing R-2 single-family developments are prevalent within a quarter (1/4) mile east of Rainbow Boulevard surrounding the project site and show that development east of Rainbow Boulevard appears to be warranted in this area.

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

The density and intensity proposed with the non-conforming zone change will result in a land use of like intensity when compared to adjacent residential development to the west of the project site. Based upon site topography and the developable nature of the site, the request change can be determined to be compatible.

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

Technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process. The proposed development will not have a greater impact on schools, fire protection services than that of a typical R-E zoned development. The new residential development will provide additional funding sources for the needed expansion of Clark County School District Facilities. In addition, wastewater and potable water services for this project should not overburden existing water and wastewater infrastructure within proximity of the site. All other public facilities will not be adversely affected by this non-conforming zone change.

- D. *The proposed NC conforms to other applicable adopted plans, goals and policies.*

Several Clark County Land Use Policies within the Clark County Master Development Plan are met with the proposal of this project:

Land Use Goal 7: *Provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.*

The project will offer transitional homes to the area, transitioning from 4,000 square foot lots to 20,000 square foot lots, with an average of 5,728 square foot lots on the proposed subdivision.

### **Waiver of Standards**

The applicant is requesting a Waiver of Standards from the following:

- A. **Wall Height Waiver (screen walls).** We respectfully request a wall height waiver for screen walls, from 6' to 6'8".
- B. **Wall Height Waiver (retaining walls).** We would also request a wall height waiver for retaining walls, from 3' to 10'8" max on lots 32 through 40, where the previously approved maximum was 9'4". The overall wall height, screen wall and retaining wall, will be a maximum of 16' (15'8" exposed) The retaining wall has been designed to meet the requirements in accordance with the approved drainage study, from Rainbow Cougar Unit 1, HTE: 15-63538.
- C. **Rural Street Standards.** We would request allowing Rural Street Standards along Torino Avenue and Redwood Street.

**Vacation**

In order to accommodate the development, we respectfully request to vacate & abandon a portion of the right-of-way on the south side of Ford Avenue with an area of 9,007 square feet, and we request to vacate the resolution relative to acquisition of right of way for the south side of Ford Avenue.

In order to accommodate the development, we respectfully request the relinquishment of the 33' Government Patent easements and various roadway easements of Ford Avenue with an area of 55,898 square feet. There is no need for the remaining Government Patent easements since they are not needed for right-of-way.

**Conclusion**

This project will provide for a distinct residential enclave that meets the needs of today's home buyers by providing a community aligned with the core goals of transitional single-family residential development. The project will conform to the development trends within the area while providing new housing opportunities for buyers seeking non-rural lots near the southwest portion of the Las Vegas Valley. Please contact me at (702) 586-9296 if you have any questions or concerns regarding this project.

Sincerely,



David Logsdon II  
Principal  
Actus





04/03/19 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

DURANGO DR/CACTUS AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-19-0112-STATE OF NEVADA WATER, LLC:**

**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase finished grade for lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. JJ/rk/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-32-501-002

- DESIGN REVIEWS:**
1. Single family residential development.
  2. Increase finished grade up to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.030 (a 300% increase).

**LAND USE PLAN:**  
ENTERPRISE - OPEN LAND (UP TO 1 DU/40 AC)

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 25
- Density (du/ac): 5
- Minimum/Maximum Lot Size: 4,000/6,013
- Project Type: Single family development
- Number of Stories: 2
- Building Height (feet): Up to 28
- Square Feet: 2,321/2,601

**Site Plans**

The plans depict a residential development totaling 25 single family lots on 5 acres. The density of the residential subdivision is 5 dwelling units per acre. The lots range in size from a minimum

of 4,000 square feet to a maximum of 6,013 square feet. The lots take access from a 48 foot wide public street with sidewalks on both sides of the street. The proposed street terminates in off-set cul-de-sacs on the northern end of the site and a stub street on the southern end of the site. The plans also depict that the finished grade of the site will be increased up to 6 feet along the south property line and other portions of the perimeter of the site which is adjacent to an undeveloped R-E zoned property.

**Landscaping**

The plans depict a 15 foot wide landscape area with a detached sidewalk adjacent to Cactus Avenue, Durango Drive, and the entrance to the proposed development. The plant material within these landscape areas consists of trees, shrubs, and groundcover. There is no internal open space required or provided for this development.

**Elevations**

The development will provide 2 story model homes with the maximum height shown at approximately 28 feet. The plans submitted by the applicant depict 3 different models with each model having potential elevation variations. The building materials consisting of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

**Floor Plans**

The plans consist of 3 floor models that include 2 car front loaded garages and range in size from 2,321 square feet to 2,601 square feet.

**Applicant's Justification**

The applicant indicates that the proposed development will blend well with the developed R-2 zoned subdivisions in Mountains Edge and that the proposed density will result in a land use that is consistent with the surrounding neighborhood. The applicant indicates that there are existing washes that run through the site. In order to provide proper drainage the existing topography of the site needs to be modified and building pad sites for the future homes will have to be increased above 18 inches for portions of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0517	Reclassified the site to an R-2 zone for a single family residential development	Approved by BCC	December 2018
WS-18-0697	Increased wall height with a design review to increase finished grade in conjunction with a 23 lot single family development	Approved by BCC	December 2018
TM-18-500167	23 single family residential lots	Approved by BCC	December 2018
VS-18-0696	Vacated and abandoned easements on the property in conjunction with a single family development	Approved by BCC	December 2018

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Major Development Project & Public Facilities	R-2 & P-F	Single family residential development & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels
East	Open Land	R-E & R-2	Undeveloped parcels & single family residential development
West	Open Land & Public Facilities	R-E & P-F	Undeveloped parcels & water reservoir facility

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-19-500032	A tentative map to subdivide this site into 25 single family lots on 5 acres is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**Design Review #1

The design of the homes comply with the requirements of Title 30 and are consistent and compatible with the architectural style of existing single family residences in the area. The design of the subdivision is also consistent with existing development on the abutting properties and conforms to Urban Specific Policy 43 of the Comprehensive Master Plan by providing varied elevations with articulated building facades. Therefore, staff can support this request.

**Public Works - Development Review**Design Review #2

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

**Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

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

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive, 50 feet to the back of curb for Cactus Avenue, and the associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

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

### **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 #0003-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** ANGELA PINLEY

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



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

# 12A

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>2-4-19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$1,000.00</u> CHECK #: <u>1055303</u> COMMISSIONER: <u>J.J</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-19-0112</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/13/19</u> TIME: <u>6:00p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/3/19 9:00AM</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>Ext OL</u> NOTIFICATION RADIUS: <u>1500ft</u> SIGN? <u>Y/N</u> LETTER DUE DATE: <u>NZC 5/7/18</u> COMMENCE/COMPLETE: <u>WS 6/7/18</u>
	<b>PROPERTY OWNER</b>	NAME: <u>State of Nevada Water, LLC</u> ADDRESS: <u>11700 W Charleston, #170-457</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____	
	<b>APPLICANT</b>	NAME: <u>Richmond American Homes</u> ADDRESS: <u>7770 S Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-240-5605</u> CELL: _____ E-MAIL: <u>Angela.Pinley@mdch.co</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>5005 Rancho Drive, Ste 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-32-501-002  
 PROPERTY ADDRESS and/or CROSS STREETS: S. Durango Drive and W. Cactus Avenue  
 PROJECT DESCRIPTION: See attached justification letter

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

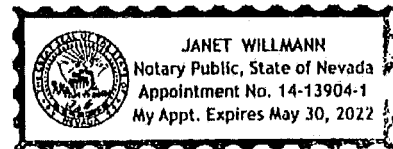
[Signature]  
 Property Owner (Signature)\*

Dariussh Imani  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 1, 2018 (DATE)  
 By Dariussh Imani

NOTARY PUBLIC: [Signature]



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

# RCI Engineering

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February 5, 2019

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

**RE: Justification Letter - Tentative Map, Design Review and Parking Analysis  
Durango and Cactus by Richmond American Homes**

On behalf of our client, Richmond American Homes, we have prepared the following letter in support of a Tentative Map and Design Review for the Durango and Cactus Single Family Residential Development.

**Tentative Map and Design Review**

The Project site consists of 5 gross acres with R-2 zoning, located at the southwest corner of Cactus Avenue and Durango Drive (Assessor's Parcel Number 176-32-501-002). The property is bound on the south, east and west by USA owned, undeveloped R-E (Rural Estates Residential) zoned land, which has a planned land use of OL (Open Land). The property to the north is a single family subdivision with R-2 (Medium Density Residential) zoning and MDP (Major Development Project) planned land use.

The proposed development will consist of 25 single family residential lots on 5 acres with a density of 5 dwelling units per acre. Lots range in size between 4,000 square feet and 6,013 square feet, with an average size of 4,710 square feet.

The exterior of the single family residences for the project will consist of stucco with a stone/brick veneer and clay tile roofs. There are 3 floor plan options, measuring 2,321 square feet, 2,452 square feet and 2,601 square feet, each with 3 elevation types to provide a varied streetscape. All of the models are two story with a maximum height of 27-feet 7-inches.

The project, originally submitted in August of 2018, was no longer viable for the previous developers. Richmond American is offering a new lot size of 40' x 100', where the previously requested lots were 45' x 90'. This reduction of lot width has allowed for an additional two (2) lots on the proposed project.

500 Rancho Drive, Suite 17 - Las Vegas, NV 89106 - Main 702.453.0800  
[www.RCINEVADA.com](http://www.RCINEVADA.com)

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**Parking Analysis**

Per Clark County Title 30 Table 30.60-1, 55 parking spaces are required for the proposed 25 lot residential development. The single family homes will have 2 car garages that are a minimum of 20 feet deep, with 20-foot deep two car driveways. With four parking spaces per home, a total of 100 parking spaces provided (not including street parking) which meets Title 30 requirements.

**Previously Approved Entitlements**

Previously approved WS-18-0697 included the following items that will still be used for development of the subject property:

**Waiver of Development Standards:**

Increase wall height to a maximum of 12 feet (6-foot screen wall with a maximum 6-foot retaining wall) where a 9-foot high wall (6-foot screen wall with a 3-foot retaining wall) is permitted per Section 30.64.050.

**Design Reviews:**

Increase finished grade up to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.030.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

Sincerely,

**RCI** Engineering



Chris Zrinyi, P.E.  
Principal





04/03/19 BCC AGENDA SHEET

SCHOOL ADDITION  
(TITLE 30)

WIGWAM AVE/MONTESSOURI ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-19-0136-LEGACY TRADITIONAL SCHOOLS-NEVADA INC:**

**DESIGN REVIEW** for a building addition to a previously approved school on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

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

---

**RELATED INFORMATION:**

**APN:**

176-15-701-037

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7077 W. Wigwam Avenue
- Site Acreage: 10
- Project Type: Addition to a charter school (K through 8<sup>th</sup> grade)
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 16,170 (proposed addition)/93,098 (approved school)/109,268 (total)
- Parking Required/Provided: 88/192

**Site Plans**

The plans depict a 2 story, 16,170 square foot proposed addition to an approved 93,098 square foot Charter school (Legacy Traditional School) which will house K through 8th grade. The building addition is located on the southeastern portion of the site at the southern end of the approved "L" shaped 2 story building oriented on the north and east sides of the site. An artificial turf and playground area have been reoriented to provide room for the expansion. No other changes are proposed to the site. The plans also show an unlighted athletic field and basketball court as well as playground equipment and swings located to the south and west of the school building. There are 2 artificial turf areas adjacent to the playground equipment and swing sets. The trash enclosure is shown on the northwest corner of the building. The parking spaces are located on the north and east sides of the property. Additionally, the site is designed to allow

for on-site queuing through the use of long drive aisles that split into 2 or 3 lanes on the west and south sides of the athletic field to maximize the efficiency of dropping and picking up students. Access to the site will be provided by 2 driveways along Wigwam Avenue with a 1 exit only driveway located on Rosanna Street and 1 entrance driveway on Cougar Avenue.

Landscaping

The plans show a 15 foot wide landscape area with a 5 foot wide detached sidewalk along Wigwam Avenue, Rosanna Street, Cougar Avenue, and Montessouri Street. No lighting is shown for either the playground areas, turf areas, or the athletic field site.

Elevations

The plans show a 2 story, 35 foot high expansion of the approved building with flat roof and various heights of parapet walls. The building is constructed of stucco finish, wood framing and brick veneer, and metal shade canopies on the south and west elevations. The building will be painted with desert contrasting colors. The proposed addition is consistent with the approved school.

Floor Plans

The plans show a 2 story, 16,170 square foot building addition. The first floor measures 8,069 square feet and the second floor measures 8,101 square feet. Both floors consist of classrooms, offices, and bathrooms.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates that the school is proposing to build an expansion to the "L" shaped building that includes 16 classrooms in 16,170 square feet. This will allow an additional 270 students bringing the total enrollment to 1,720 students. The total building size is 109,268 square feet. The site will have adequate parking for the expansion and the approved perimeter landscaping will remain. There will be minor changes to the artificial turf and playground area located on the southeastern portion of the site to make room for the proposed expansion.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0823	Allowed an animated monument sign and increased wall height with a design review for lighting, signage, and wall height with an approved Charter school (Legacy Traditional)	Approved by BCC	December 2018
VS-18-0515	Vacated and abandoned patent easements and a BLM right-of-way grant	Approved by PC	September 2018
UC-0257-17	Charter school (Legacy Traditional)	Approved by BCC	October 2017

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Low (3.5 du/ac)	R-E (RNP-1) & R-2	Undeveloped
South & West	Rural Neighborhood Preservation (2 du/ac)	R-E (RNP-1)	Undeveloped
East	Commercial General	R-E	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WC-19-400025 (UC-0257-17)	A waiver of conditions for the original use permit requiring the following: 1) per revised plans dated October 1, 2017; 2) cap student enrollment at 1,450 students; 3) building shall not exceed 94,000 square feet; and 4) landscape per plans on file is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

The proposed school addition is consistent with the approved school, the applicable land use plan and Title 30 design standards regarding building elevations, enhanced architectural features, and other architectural and aesthetic features such as decorative standing seam metal dome which are incorporated within the project. However, approval of this request is contingent upon approval of the companion item WC-19-400025 (UC-0257-17), which staff cannot support. Therefore, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

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

**Public Works - Development Review**

- Update traffic study to reflect current project plans.

**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.

**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 #0087-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: LEGACY TRADITIONAL SCHOOLS**

**CONTACT: KYLE KITHAS, 7250 PEAK DRIVE, SUITE 216, LAS VEGAS, NV 89128**



# LAND USE APPLICATION

# 13A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

**STAFF**

DATE FILED: 2/13/19 APP. NUMBER: DR-19-0131  
 PLANNER ASSIGNED: [Signature] TAB/CAC: Enterprise  
 ACCEPTED BY: [Signature] TAB/CAC MTG DATE: 3/15 TIME: 6:00  
 FEE: \$675.00 PC MEETING DATE: \_\_\_\_\_  
 CHECK #: 9349 BCC MEETING DATE: 4/13/19  
 COMMISSIONER: SS ZONE / AE / RNP: RECRUIT/NO  
 OVERLAY(S)? NA PLANNED LAND USE: RNP  
 PUBLIC HEARING?  N NOTIFICATION RADIUS: 500 SIGN?  N  
 TRAILS?  N PFNA?  N LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_ COMMENCE/COMPLETE: \_\_\_\_\_

**PROPERTY OWNER**

NAME: LEGACY TRADITIONAL SCHOOLS-NEVADA, INC  
 ADDRESS: 3201 S GILBERT RD  
 CITY: CHANDLER STATE: AZ ZIP: 85286  
 TELEPHONE: 702.768.6512 CELL: 702.768.6512  
 E-MAIL: matt@provestus.com

**APPLICANT**

NAME: LEGACY TRADITIONAL SCHOOL  
 ADDRESS: 3201 S GILBERT RD BLDG. A  
 CITY: CHANDLER STATE: AZ ZIP: 85286  
 TELEPHONE: 702.768.6512 CELL: 702.768.6512  
 E-MAIL: matt@provestus.com REF CONTACT ID #: \_\_\_\_\_

**CORRESPONDENT**

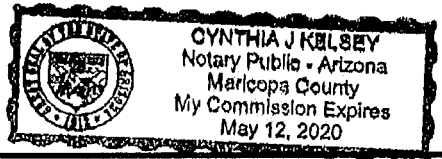
NAME: ERIC ROBERTS, AIA  
 ADDRESS: 7250 PEAK DR STE. 216  
 CITY: LAS VEGAS STATE: NV ZIP: 89128  
 TELEPHONE: 702-341-2225 CELL: 702-498-3658  
 E-MAIL: eroberts@sh-architecture.com REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 176-15-701-008, 176-15-701-029, 176-15-701-037  
 PROPERTY ADDRESS and/or CROSS STREETS: RAINBOW AND WIGWAM  
 PROJECT DESCRIPTION: CHARTER SCHOOL CLASSROOM EXPANSION

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

[Signature] Property Owner (Signature)\*  
Legacy Traditional School Nevada, Inc Property Owner (Print)

STATE OF Arizona  
 COUNTY OF Maricopa  
 SUBSCRIBED AND SWORN BEFORE ME ON February 17, 2019 (DATE)  
 By Matt Werner  
 NOTARY PUBLIC: Cynthia J. Kelsey



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

Date: February 13, 2019

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

Re: Legacy Traditional School (190008) Justification Letter

To Whom It May Concern:

Please be advised, this office represents Legacy Traditional School ("Legacy"). Legacy is filing for a design review and waiver of conditions for an expansion to a K-8 charter school on a 7.98 acre site located on the northeast corner of Montessori Street and West Wigwam Avenue (the "Site"). The Site is zoned R-E.

Legacy is proposing to build an expansion to the L shaped two story building that consists of 93,098 square feet approved in 2017 under UC-0257-17. The expansion will include 16 classrooms and consist of 16,170 square feet. The cap enrollment approved under UC-0257-17 is 1,450 students. The expansion will provide additional classrooms to grow the student population by 270, thus bringing the total cap enrollment to 1720 students.

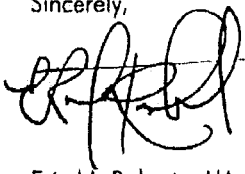
The design of the school consists of stucco over wood framing, CMU block, and brick wainscot. The exterior character of the expansion will be consistent with the existing building in materiality, color, and scale. Exterior lighting will comply with Title 30 standards. The maximum height of the school will be 35 feet to the roof. Chapter 30.60-3 of the Clark County Zoning Ordinance requires 16 parking spaces for the expansion in addition to the 71 parking spaces required for the original building. Legacy has provided adequate parking with a total of 192 spaces.

Legacy has also allowed for on-site queuing through two lanes that extend within the Site to maximize the efficiency of dropping off and picking up students. Legacy uses a special computerized software system called Driveline to coordinate its afternoon pick up of students (school gets out at 3:00 p.m.). This system optimizes on site traffic queuing which in turn minimizes traffic and wait time. Prior to the beginning of the school year, each family is assigned a unique identifier number or "Family ID." The pick-up sign is placed on the vehicles windshield during pick up. Once the Family ID is entered into the Driveline software, the software links the parent's vehicle with the student's mobile device. As a parent approaches the school campus, a "Driveline Dispatcher" enters the Family ID onto a mobile device and designates a pick up lane curb color of blue, red, green or purple. The "Driveline Dispatcher" directs the vehicle to that lane and curb. Simultaneously, the teacher of the student matching the Family ID receives a message to go to the designated curb color for pick up. Additional school staff is present at the curbs to help the student make it to their car safely and timely. Morning drop offs typically do not cause in traffic issues (school starts at 8:00 a.m.). There is an after school program but all children must be picked up at 6:30 p.m.

Legacy was founded on the principle that parents and staff will work together as partners to provide an education that encourages students to pursue academic excellence to the best of their abilities. The back-to-basics curriculum, accelerated pace of studies, and high expectations for academic achievement, behavior, and dress code require a firm commitment from every parent, student and teacher.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'ER Roberts', is written over a horizontal line that extends to the right, ending in a pen nib.

Eric M. Roberts, AIA  
Vice President  
SHARCHITECTURE

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04/03/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

PEBBLE RD/RAINBOW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-19-400024 (NZC-0838-13)-L H VENTURES, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 8.0 acres from C-2 (General Commercial) to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District for a single family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping and screening; and 2) off-site improvements (sidewalks and streetlights).

Generally located on the southwest corner of Pebble Road and Rainbow Boulevard within Enterprise (description on file). JJ/tk/ja (For possible action)

RELATED INFORMATION:

APN:  
176-22-501-005; 176-22-501-011

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Permit a 6 foot wide landscape area with no sidewalk along Pebble Road where a 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17.
2. Waive off-site improvements (sidewalks and streetlights) on Raven Avenue.

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 8
- Project Type: Single family residential development

Site Plans/Background

The original plans approved a design review with a zone change and depicted a single family residential development consisting of 34 lots with a density of 4.3 dwelling units per acre. This extension of time application is a request by the applicant to extend the time to complete the R-2 zoning and the waivers of development standards. A new design review will be submitted when new plans for development of the site are drawn up.

### Previous Conditions of Approval

Listed below are the approved conditions from NZC-0838-13 (ET-0189-16):

#### Current Planning

- Until March 5, 2019 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.

Listed below are the approved conditions from NZC-0838-13:

#### Current Planning

- A resolution of intent to complete construction in 3 years;
- 24 inch box Mondel pines 15 feet on center along Rosanna Street;
- 10,000 square foot lots along Rosanna Street;
- Single story homes on the 10,000 square foot lots;
- Maximum density of 4.3 dwelling units per acre;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Design review as a public hearing for any significant changes to the plans;
- Provide pedestrian access to Rainbow Boulevard;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

#### Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements along Rainbow Boulevard, full off-sites on Pebble Road from the intersection of Pebble Road and Rainbow Boulevard west to the entrance of the subdivision, rural standards on Pebble Road west of the entrance of the subdivision;
- Rosanna Street to be constructed to rural standards;
- Execute a restrictive covenant agreement (deed restrictions);
- Right-of-way dedication to include 55 feet to back of curb for Rainbow Boulevard, 45 feet to 50 feet to back of curb for Pebble Road, 30 feet for Raven Avenue, 30 feet for Rosanna Street and associated spandrels;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, only where full off-sites are required;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.

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

- Applicant is advised that zoning changes affect sewer capacities; this requires the submittal of civil improvement plans for full engineering review and evaluation including the estimated wastewater flow rates at project build-out; and that CCWRD has no objection to the zoning change as submitted.

**Applicant's Justification**

The applicant is requesting this extension due to the current owner trying to acquire additional properties adjacent to the subject parcels, and has not been able to begin a design or development for this project. The applicant is requesting an additional 5 years.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-0838-13 (ET-0189-16)	First extension of time to reclassify 8 acres from C-2 to R-2 zoning in the MUD-4 Overlay District for a single family residential development	Approved by BCC	February 2017
NZC-0838-13	Reclassified 8 acres from C-2 to R-2 zoning with waivers of development standards for landscaping and screening and off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving) with a design review for a single family residential development	Approved by BCC	March 2014
ZC-0575-06 (ET-0170-09)	First extension of time for a mixed use development consisting of residential and commercial components - until July 5, 2012 to complete - expired	Approved by BCC	August 2009
ZC-0575-06	Mixed use development consisting of residential and commercial components - expired	Approved by BCC	July 2006
DR-0605-05	Tavern and future retail center - expired	Approved by PC	May 2005
ZC-1190-03	Reclassified the site to a C-2 zoning for future commercial development	Approved by BCC	September 2003

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	C-2	Undeveloped parcels
South	Commercial General	R-E & C-2	Undeveloped parcels
East	Commercial General	C-2	Undeveloped parcels
West	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residences & 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. There have been no technical studies or building permits applied for on this project, the owners have had more than 2 years since the last extension of time to submit for their reviews and have not done so. Therefore, staff cannot support this 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**

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:

- Until March 5, 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:** AMERICAN WEST DEVELOPMENT INC.  
**CONTACT:** SLATER HANIFAN GROUP, 5740 S. ARVILLE ST, STE 216, LAS VEGAS,  
NV 89118

DRAFT





# LAND USE APPLICATION 14A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) NVC-0838-13 _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>2-12-19</u> PLANNER ASSIGNED: <u>JK</u> ACCEPTED BY: <u>JK</u> FEE: <u>900</u> CHECK #: <u>95130, 31, 32</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ PUBLIC HEARING? Y / N _____ TRAILS? Y / N _____ PFNA? Y / N _____ APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ET-19-400024</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>3/13</u> TIME: <u>6 PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/3</u> <u>9 AM</u> ZONE / AE / RNP: <u>R2</u> PLANNED LAND USE: <u>ENT CG</u> NOTIFICATION RADIUS: _____ SIGN? Y / N _____ LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.c</u>	
	<b>APPLICANT</b>	NAME: <u>American West Development</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.c</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Slater Hanifan Group</u> ADDRESS: <u>5740 South Arville, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>cjensen@shg-inc.com</u> REF CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-22-501-005 and 176-22-501-011

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow and Pebble

PROJECT DESCRIPTION: Residential Subdivision

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

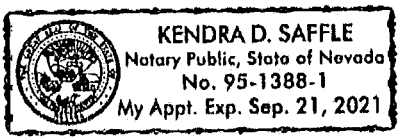
\_\_\_\_\_  
 Property Owner (Signature)\*

Lawrence D. Canarelli  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 30, 2019 (DATE)  
 By Lawrence D. Canarelli

NOTARY PUBLIC:



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



February 12, 2019

AWD1509.010

Current Planning Division  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

**RE: Justification Letter  
NZC-0838-13 – Extension of Time  
(Previous Extension of Time – ET-0189-16)**

To Whom It May Concern:

Slater Hanifan Group, on behalf of our client, American West Development (AWD), respectfully submits this justification letter with an application for a Non-Conforming Zone Change (NZN), Design Review (DR) and Waiver of Development Standards (WS) Extension of Time for this proposed community.

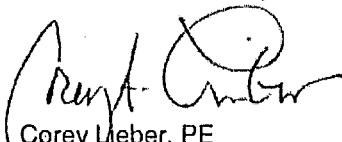
The proposed community is generally located at the southwest corner of Pebble Road and Rainbow Boulevard. The Assessor's Parcel Numbers for the proposed community are 176-22-501-011 and 176-22-501-005. This proposed community is an 8 acre single family subdivision.

This application was originally approved on May 5, 2014 by the Board of County Commissioners to modify the zoning designation from C-2 to R-2. Since the original approval, the ownership of the property has changed and the new owner has not been able to begin the design or development of the project. An Extension of Time for this application was approved on February 22, 2017 by the Board of County Commissioners. An additional five years are requested to allow project completion.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

**Slater Hanifan Group, Inc.**



Corey Lieber, PE  
Project Manager

Cc: Kendra Saffle, American West Development  
Chelsea Jensen, SHG



04/03/19 BCC AGENDA SHEET

DURANGO AND CACTUS  
(TITLE 30)

DURANGO DR/CACTUS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500032-STATE OF NEVADA WATER, LLC:**

**TENTATIVE MAP** consisting of 25 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. JJ/rk/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-32-501-002

**LAND USE PLAN:**  
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

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

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 25
- Density (du/ac): 5
- Minimum/Maximum Lot Size: 4,000/6,013
- Project Type: Single family development

The plans depict a residential development totaling 25 single family lots on 5 acres. The density of the residential subdivision is 5 dwelling units per acre. The lots range in size from a minimum of 4,000 square feet to a maximum of 6,013 square feet. The lots take access from a 48 foot wide public street with sidewalks on both sides of the street. The proposed street terminates in off-set cul-de-sacs on the northern end of the site and a stub street on the southern end of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0517	Reclassified the site to an R-2 zone for a single family residential development	Approved by BCC	December 2018
WS-18-0697	Increased wall height with a design review to increase finished grade in conjunction with a 23 lot single family development	Approved by BCC	December 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-18-500167	23 single family residential lots	Approved by BCC	December 2018
VS-18-0696	Vacated and abandoned easements on the property in conjunction with a single family development	Approved by BCC	December 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project & Public Facilities	R-2 & P-F	Single family residential development & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels
East	Open Land	R-E & R-2	Undeveloped parcels & single family residential development
West	Open Land & Public Facilities	R-E & P-F	Undeveloped parcels & water reservoir facility

**Related Applications**

Application Number	Request
DR-19-0112	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.

**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 Durango Drive, 50 feet to the back of curb for Cactus Avenue, and the associated spandrel.
- 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.

**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 when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0003-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:  
APPROVALS:  
PROTESTS:

APPLICANT: ANGELA PINLEY

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





# TENTATIVE MAP APPLICATION 15A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)  <input type="checkbox"/> TENTATIVE MAP MAJOR PROJECT	STAFF	DATE FILED: <u>2-4-19</u> PLANNER ASSIGNED: <u>ZK</u> ACCEPTED BY: _____ FEE: <u>\$750.00</u> CHECK #: <u>1055302</u> COMMISSIONER: <u>J.J</u> OVERLAY(S)? <u>NA</u> TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? Y/ <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM.19.500032</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/13/19</u> TIME: <u>6:00 PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/3/19</u> <u>9:00 AM</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>Ent OL</u> NOTES: <u>NZC 517-18 WS 697-18</u>
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PROPERTY OWNER	NAME: <u>State of Nevada Water, LLC</u> ADDRESS: <u>11700 W Charleston, #170-457</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Richmond American Homes</u> ADDRESS: <u>7770 S Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-240-5605</u> CELL: _____ E-MAIL: <u>Angela.Pinley@mdch.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-32-501-002

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PROPERTY ADDRESS and/or CROSS STREETS: S Durango Drive and W Cactus Avenue

TENTATIVE MAP NAME: Durango and Cactus

TENTATIVE MAP #: \_\_\_\_\_ GROSS ACREAGE: 5

NUMBER OF LOTS: 25 lots and 3 C.E. GROSS DENSITY: 5

STAFF	COMMENTS: _____ _____ _____ _____ _____
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# **RCI** Engineering

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February 4, 2019

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

**RE: Cactus and Durango -  
Tentative Map Consent to Extension of Time Limit**

On behalf of our client, Richmond American Homes, we have prepared the following letter agreeing to an extension of the time limit for action upon a tentative map as outlined within NRS 278.350. This tentative map application has an accompanying Design Review. We agree to have the subject tentative map heard concurrently with the accompanying item.

Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

Sincerely,

**RCI** Engineering



Chris Zrinyi, P.E.  
Principal

04/03/19 BCC AGENDA SHEET

TORREY PINES AND ERIE  
(TITLE 30)

ERIE AVE/TORREY PINES DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-19-500039-JAGGED EDGE L P & MICH'L RON & CAROLYN:**

**TENTATIVE MAP** consisting of 31 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise. JJ/rk/xx (For possible action)

**RELATED INFORMATION:**

**APN:**

176-35-601-007; 176-35-601-008

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 31
- Density (du/ac): 6.2
- Minimum/Maximum Lot Size: 3,815/6,671
- Project Type: Single family residential development

The plans depict a residential development totaling 31 single family lots and 4 common area lots on 5 acres. The density of the residential subdivision is 6.2 dwelling units per acre. The lot range in size from a minimum of 3,815 square feet to a maximum of 6,671 square feet. One access point is shown from Erie Avenue to the south. The lots within the subdivision will be served by 42 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. Also shown on plans is a common lot that is located at the northwest corner of the site constrained by a 100 foot wide NV Energy easement that is approximately 17,331 square feet in size and shown as passive open space.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0497-01	Power transmission line corridor that is approximately 38.3 miles long	Approved by PC	June 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential subdivision under construction
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-19-0131	A zone change to reclassify the site to R-2 zoning for a single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval is contingent upon approval of ZC-19-0131.

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**

Not 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;
- Private streets shall have approved street names and suffixes;
- The streets shown as Burgundy Sage, Autumn Sapphire and Apache Plume shall have the suffix of Court.



**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)**

- 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 #00018-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** PARDEE HOMES OF NEVADA  
**CONTACT:** GCW, INC., BRANDI REID, 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146

DRAFT





# TENTATIVE MAP APPLICATION 16A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>2-12-19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$750.00</u> CHECK #: <u>112059</u> COMMISSIONER: <u>JJ.</u> OVERLAY(S)? <u>-</u> TRAILS? Y/ <input checked="" type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> /N	APP. NUMBER: <u>TM-19-500039</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/13/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/3/19</u> <u>9:00 AM</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>Ext RH</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Jagged Edge L P and Ron and Carolyn Mich'l</u> ADDRESS: <u>3075 Rosanna Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>(702) 290-6849</u> CELL: _____ E-MAIL: <u>lancemichl@gmail.com</u>
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APPLICANT	NAME: <u>Pardee Homes of Nevada</u> ADDRESS: <u>4675 W. Teco Road, Suite #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 614-1400</u> CELL: _____ E-MAIL: <u>dan.hale@pardeehomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>GCW, Inc./Brandi Reid</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702) 804-2109</u> CELL: <u>(702) 780-9188</u> E-MAIL: <u>breid@gcwengineering.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-35-601-007

PROPERTY ADDRESS and/or CROSS STREETS: Torrey Pines and Erie

TENTATIVE MAP NAME: Torrey Pines and Erie

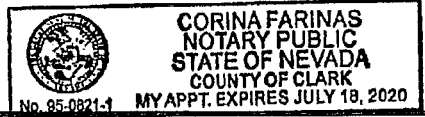
NUMBER OF LOTS: 31      GROSS/NET ACREAGE 4.99      GROSS/NET DENSITY 6.21

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

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

STATE OF NEVADA      Ron Mich'l      Ron Mich'l  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 1/14/19 (DATE)  
 By CAROLYN & RON MICHL  
 NOTARY PUBLIC: Corina Farinas



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



04/03/19 BCC AGENDA SHEET

PLACID PLACE ESTATES  
(TITLE 30)

CHARTAN AVE/PLACID ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500047-BADSM PARTNERS, LLC:**

**TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 4.9 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-33-801-028

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

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

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size: 20,085/22,068
- Project Type: Single family development

The plans depict a proposed 8 lot single family residential development on 4.9 acres. The density of the residential subdivision is 1.6 dwelling units per acre. The lots range in size from a minimum of 20,085 square feet to a maximum of 22,068 square feet. The design of the map also includes a 15,813 square foot drainage easement that bisects this site in a north/south direction. Four of the 8 lots within this project will have access from a private cul-de-sac that is 39 feet in width with no sidewalk. The project also includes public rights-of-way consisting of Chartan Avenue and Placid Street that will be dedicated as part of the design of this project. All public streets will be developed to non-urban street standards.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0908-15	Single family residential development and a waiver for off-site improvements on this site and surrounding parcels – expired	Approved by BCC	March 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-500225-15	70 single family residential lots – expired	Approved by BCC	March 2016

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
WS-19-0144	A waiver of development standards to allow modifications for off-site improvements with a design review for a single family residential development is a companion item on this agenda.
VS-19-0145	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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;
- Execute a Restrictive Covenant Agreement (deed restrictions)
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

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

- The private street shown as Street A is a typical 4 lot cul-de-sac and shall not be named, the addresses will be assigned to Chartan Avenue.

### **Department of Aviation**

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

### **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)**

- 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 #0088-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** CHRIS ARMSTRONG

**CONTACT:** CHRIS ARMSTRONG, OLYMPIA COMPANIES, 11411 SOUTHERN HIGHLANDS PKWY #300, LAS VEGAS, NV 89141







# TENTATIVE MAP APPLICATION 17A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>2-15-19</u> PLANNER ASSIGNED: <u>ZIC</u> ACCEPTED BY: _____ FEE: <u>\$750.00</u> CHECK #: <u>1812</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>—</u> TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM 19-500047</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/13/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/3/19 9:00am</u> ZONE / AE / RNP: <u>R-E/RNPI</u> PLANNED LAND USE: <u>Ext RNP</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>BADSM PARTNERS LLC</u> ADDRESS: <u>c/o Gould Patterson Attn: Bryan Day 1975 Village Center Circle STE 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-436-2600</u> CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>BADSM Partners LLC - Chris Armstrong</u> ADDRESS: <u>11411 Southern Highlands Pkwy Ste 300</u> CITY: <u>Las Vegas,</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-204-9989</u> CELL: <u>702-204-9989</u> E-MAIL: <u>carmstrong@olympiacompanies.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-33-801-028

PROPERTY ADDRESS and/or CROSS STREETS: Placid/Chartan

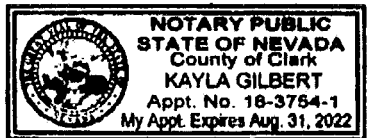
TENTATIVE MAP NAME: Placid Estates

NUMBER OF LOTS: 8 GROSS/NET ACREAGE 5+/- / 4.34-net GROSS/NET DENSITY 1.6 / 1.84

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

\_\_\_\_\_  
 Marc Andre Bolduc  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 1/31/2019 (DATE)  
 By Marc Andre Bolduc  
 NOTARY PUBLIC: Kayla Gilbert



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

## **PLACID PLACE ESTATES**

February 13, 2019

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

RE: Tentative Map/Vacation/Waiver PLACID PLACE ESTATES– Justification/Project  
Description

APN: 177-33-801-028

Dear Sir/Madam,

Please accept this letter and required attached documentation to support our application for a nine (9) lot [eight single family lots and one common element lot (CL)] Rural Estates (R-E) subdivision on 4.96 gross, and 4.34 net acres generally located on the southeast corner of Placid Street and Chartan Avenue. We request all applications to be processed concurrently.

The property is zoned R-E and there is a mix of developed and undeveloped R-E zoned property to north, south, east and west. There is also approved R-2 (Medium Density Residential) to the immediate southeast of the property that is presently under development. Additionally, there is proposed R-2 zoning approximately 330 feet to the south on parcel 177-33-81-019. Said parcel fronts Starr Avenue, which is a 110' ROW and presently has an interchange with I-15 under construction, with anticipated opening Q2/Q3 of 2019. Bermuda Road is further to the east and is planned as a 100' ROW.

### **Tentative Map**

There is a total of 8 lots on 4.96 gross acres, for a density of 1.61 units per acre. The minimum lot size is 20,049 square feet (SAF), the maximum lot size is 22,367 SF, and the average lot size is 21,140, which are all consistent with the minimum 20,000 SF lot size in the R-E zone. There is a large existing wash that bifurcates the property in a north-south direction and provides a significant encumbrance and hardship on the property, and there are presently drainage studies being completed to address the flows and commence the request to remove from the existing flood zone. Common Lot "A" will be approximately 15,858 square feet and is designed to be a 30' wide drainage easement with 15' drainage access as revealed by Sections "D" and "E" on the accompanying Tentative Map.

Lots 5 through 8 will be accessed from proved street "A", which is designed as a 39' private street cul-de-sac. Lots 3 and 4 will take access from Chartan, with Lot 3 having drive aisle access. This drive aisle is necessary for access due to the required drainage channel which will carry the existing flows through the property. Lots 1 & 2 will take access from Placid. Chartan Avenue terminates immediately east of the parcel in question (PIQ), and provides access to one developed lot to the east, and also one developed lot immediately north of the PIQ. Therefore, Chartan is a dead-end street with no through traffic.

### **Vacation**

The vacation request is to vacate 3' Streetlight and Traffic Control Easement (OR: 20110809:00797) along Chartan Avenue and the southerly 12' of Chartan Avenue

## **PLACID PLACE ESTATES**

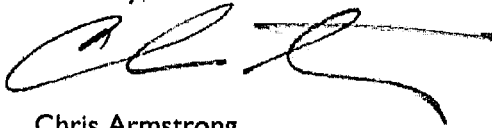
(dedicated per OR:20170222:00978, and a portion of BLM ROW 20021120:1667). Considering the limited traffic on Chartan Avenue as a result of the cul-de-sac, the proposed 48' street section would be sufficient to support the eight total homes on this portion of Chartan.

### **Waiver**

The waiver request is to reduce the street section from 60' to 48' along Chartan, and to adopt rural standard street sections designed to for Chartan, Placid. This request will waive street lights, curb, gutter, sidewalks, and excess paving. Given the limited traffic, and the developed R-E surrounding areas, we feel the request to be consistent and harmonious the neighborhood.

A great deal of thought and planning has resulted in the attached plan. While respecting the existing development, and with the design to accommodate and address the significant drainage hardship, we respectfully request a staff recommendation of approval to support the application the further embeds the approved and developed R-E zoning.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Armstrong', with a long horizontal flourish extending to the right.

Chris Armstrong  
702-204-9989



04/03/19 BCC AGENDA SHEET

WINDMILL & JONES  
(TITLE 30)

JONES BLVD/WINDMILL LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500048-NEMANI, ALEX:**

**TENTATIVE MAP** consisting of 20 single family residential lots and common lots on 2.5 acres in an RUD (Residential Urban Density) Zone.

Generally located on the north side of Windmill Lane and approximately 605 feet east of Jones Boulevard within Enterprise. MN/sd/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-12-401-013

**LAND USE PLAN:**  
ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 20
- Density (du/ac): 8.5
- Minimum/Maximum Lot Size: 2,000/2,582 (minimum)/2,592/4,765 (maximum)
- Project Type: Single family residential development

The plans show a 20 lot single family residential development subdivision on 2.5 acres with lots ranging in size from 2,592 to 4,765 square feet at a density of 8.5 dwelling units per acre. The subdivision will have street frontage access along Windmill Lane. The applicant is providing 4,139 square feet of open space.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, East & West	Residential High (18 du/ac)	R-3	Single family residences
South	Residential Suburban (8 du/ac)	R-2	Single family residences

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-19-0147	A zone change to reclassify 2.5 acres from R-E to RUD zoning is a companion item on this agenda.
VS-19-0146	A vacation and abandonment of 33 foot wide government patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved street names and suffixes;
- Street shown as "C" shall have the suffix of Court.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #00070-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** STORYBOOK HOMES

**CONTACT:** LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLD 3-577, LAS VEGAS, NV 89134

DRAFT







# TENTATIVE MAP APPLICATION 18A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>2/15/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$ 750.00/0</u> CHECK #: <u>15845</u> COMMISSIONER: <u>M-N</u> OVERLAY(S)? <u>---</u> TRAILS? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> PFNA? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-19-500048</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/13</u> TIME: <u>6pm</u> PC MEETING DATE: <u>---</u> BCC MEETING DATE: <u>4/3/19</u> ZONE / AE / RNP: <u>D-E</u> PLANNED LAND USE: <u>D-H</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>ALEX NEMANI</u> ADDRESS: <u>1339 SCHYULER RD</u> CITY: <u>BEVERLY HILLS</u> STATE: <u>CA</u> ZIP: <u>90210</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>ALEXIANDSON@GMAIL.COM</u>
----------------	---

APPLICANT	NAME: <u>STORYBOOK HOMES</u> ADDRESS: <u>3625 S. TOWN CENTER DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-877-7040</u> CELL: _____ E-MAIL: <u>CFERNANDEZ@SBHLV.COM</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>LAS CONSULTING</u> ADDRESS: <u>1930 VILLAGE CENTER CIRCLE, BLDG 3-577</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: _____ E-MAIL: <u>STEWPLAN@GMAIL.COM</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-12-401-013

PROPERTY ADDRESS and/or CROSS STREETS: WINDMILL & JONES

TENTATIVE MAP NAME: WINDMILL & JONES

NUMBER OF LOTS: 20 GROSS/NET ACREAGE 2.5 GROSS/NET DENSITY 8 UNITS/ACRE

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

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

Alex Nemani  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)

By \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CITY NATIONAL BANK

AN RBC COMPANY



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

State of CALIFORNIA }
County of LOS ANGELES } SS.

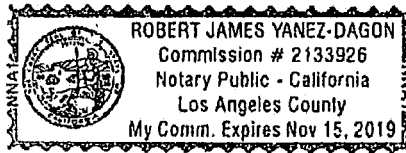
On 2/11/2019 before me, Robert James Yanez-Dagon, Notary Public
personally appeared Alex Nemani

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

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

WITNESS my hand and official seal.

Signature of Notary Public (Handwritten: Robert J. Dagon)



Place Notary Seal Above

OPTIONAL

Though the data is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

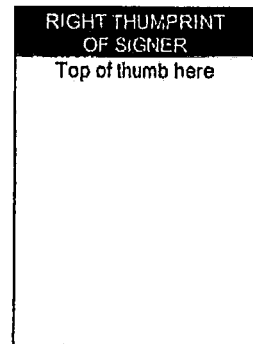
DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Tentative Map Application
Document Date: 2/11/19 Number of Pages: 2
Signer(s) Other Than Named Above: N/A

CAPACITY(IES) CLAIMED BY SIGNER

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

Signer Is Representing:



(098P)

*LAS Consulting, Inc.  
1930 Village Center Circle, Bldg 3, Suite 577  
Las Vegas, NV 89134  
(702) 499-6469-cell.  
(702) 946-0857-fax*

February 13, 2019

Steve De Merritt  
Clark County Current Planning  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: APN. 176-12-401-013-Tentative map

Dear Mr. De Merritt:

Please accept this letter as our justification for a tentative map in conjunction with a conforming zone change to RUD with a design review for the layout/house plans and to exceed the 18 inches above the grade of the adjacent property. A vacation and abandonment is also submitted in conjunction with this application. The project is as follows:

The site is located on the north side of Windmill Road, east of Jones Boulevard. The subject parcel is currently zoned R-E and has a land use designation of RH/Residential High (8-18 units/acre) and is surrounded on three sides by R-3 zoned property developed as individual lots. Storybook Homes proposes to develop an RUD zoned single-family residential development. This is a request for a 20-lot residential subdivision on 2.5 gross acres, on lots ranging in size from 2592 to 4765 square feet. The internal roadways will consist of 38-foot-wide private streets, with one stub street 32 feet in width.

The houses proposed for this site are all two story in height and vary in sizes of 1430,1599, and 1645 square feet. We believe this request will be

an asset to the community, fits in with the area, and we respectfully request approval of this application.

Yours truly,

*Lucy Stewart*

Lucy Stewart

04/03/19 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

CHARTAN AVE/PLACID ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0145-BADSM PARTNERS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road, and a portion of a right-of-way being Chartan Avenue located between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

177-33-801-028

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of the following: 1) a 6 foot wide, 630 foot long, portion of Chartan Avenue (that is dedicated as a public right-of-way; 2) a 6 foot wide portion of a BLM grant along Chartan Avenue; and 3) a 3 foot wide streetlight and traffic control easement along Chartan Avenue. The applicant indicates these easements are no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide access to the development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0908-15	Single family residential development and a waiver for off-site improvements on this site and surrounding parcels – expired	Approved by BCC	March 2016
TM-500225-15	70 single family residential lots – expired	Approved by BCC	March 2016

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-19-0144	A waiver of development standards to allow modifications for off-site improvements with a design review for a single family residential development is a companion item on this agenda.
TM-19-500047	A tentative map for 8 single family residential lots on 4.9 acres is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of 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 4 years of the approval date or the application will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- 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:** CHRIS ARMSTRONG

**CONTACT:** CHRIS ARMSTRONG, OLYMPIA COMPANIES, 11411 SOUTHERN  
HIGHLANDS PKWY #300, LAS VEGAS, NV 89141

**DRAFT**







# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

# 19A

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>2-15-19</u> PLANNER ASSIGNED: <u>RL</u> ACCEPTED BY: _____ FEE: <u>\$875.00</u> CHECK #: <u>1813</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>→</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>VS.19.0145</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3/13/19</u> TIME: <u>9:00pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>4/3/19 9:00am</u> ZONE / AE / RNP: <u>R-E/RNPI</u> PLANNED LAND USE: <u>Ent RNP</u>
--	-------	--	--

PROPERTY OWNER	NAME: <u>BADSM PARTNERS LLC - C/O GOULD PATTERSON: Attn: Bryan Day</u> ADDRESS: <u>1975 Village Center Circle Ste 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-436-2600</u> CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>BADSM PARTNERS LLC - Chris Armstrong</u> ADDRESS: <u>11411 Southern Highlands Pkwy Ste 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-204-9989</u> CELL: <u>702-204-9989</u> E-MAIL: <u>carmstrong@olympiacompanies.com</u> REF CONTACT ID #: _____
-----------	---

CORRESPONDENT	NAME: <u>same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-33-801-028

PROPERTY ADDRESS and/or CROSS STREETS: Placid / Chartan - Placid Estates

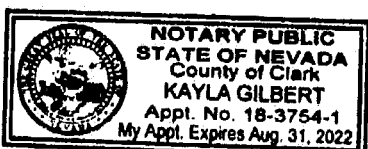
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

Marc Andre Bolduc  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1/31/2019 (DATE)  
 By Marc Andre Bolduc  
 NOTARY PUBLIC: Kayla Gilbert



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

# **PLACID PLACE ESTATES**

February 13, 2019

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

RE: Tentative Map/Vacation/Waiver PLACID PLACE ESTATES-- Justification/Project  
Description  
APN: 177-33-801-028

Dear Sir/Madam,

Please accept this letter and required attached documentation to support our application for a nine (9) lot [eight single family lots and one common element lot (CL)] Rural Estates (R-E) subdivision on 4.96 gross, and 4.34 net acres generally located on the southeast corner of Placid Street and Chartan Avenue. We request all applications to be processed concurrently.

The property is zoned R-E and there is a mix of developed and undeveloped R-E zoned property to north, south, east and west. There is also approved R-2 (Medium Density Residential) to the immediate southeast of the property that is presently under development. Additionally, there is proposed R-2 zoning approximately 330 feet to the south on parcel 177-33-81-019. Said parcel fronts Starr Avenue, which is a 110' ROW and presently has an interchange with I-15 under construction, with anticipated opening Q2/Q3 of 2019. Bermuda Road is further to the east and is planned as a 100' ROW.

## **Tentative Map**

There is a total of 8 lots on 4.96 gross acres, for a density of 1.61 units per acre. The minimum lot size is 20,049 square feet (SAF), the maximum lot size is 22,367 SF, and the average lot size is 21,140, which are all consistent with the minimum 20,000 SF lot size in the R-E zone. There is a large existing wash that bifurcates the property in a north-south direction and provides a significant encumbrance and hardship on the property, and there are presently drainage studies being completed to address the flows and commence the request to remove from the existing flood zone. Common Lot "A" will be approximately 15,858 square feet and is designed to be a 30' wide drainage easement with 15' drainage access as revealed by Sections "D" and "E" on the accompanying Tentative Map.

Lots 5 through 8 will be accessed from proved street "A", which is designed as a 39' private street cul-de-sac. Lots 3 and 4 will take access from Chartan, with Lot 3 having drive aisle access. This drive aisle is necessary for access due to the required drainage channel which will carry the existing flows through the property. Lots 1 & 2 will take access from Placid. Chartan Avenue terminates immediately east of the parcel in question (PIQ), and provides access to one developed lot to the east, and also one developed lot immediately north of the PIQ. Therefore, Chartan is a dead-end street with no through traffic.

## **Vacation**

The vacation request is to vacate 3' Streetlight and Traffic Control Easement (OR: 20110809:00797) along Chartan Avenue and the southerly 12' of Chartan Avenue

## **PLACID PLACE ESTATES**

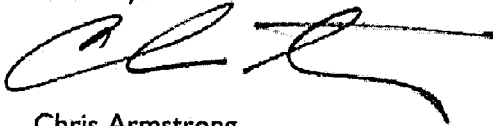
(dedicated per OR:20170222:00978, and a portion of BLM ROW 20021120:1667). Considering the limited traffic on Chartan Avenue as a result of the cul-de-sac, the proposed 48' street section would be sufficient to support the eight total homes on this portion of Chartan.

### **Waiver**

The waiver request is to reduce the street section from 60' to 48' along Chartan, and to adopt rural standard street sections designed to for Chartan, Placid. This request will waive street lights, curb, gutter, sidewalks, and excess paving. Given the limited traffic, and the developed R-E surrounding areas, we feel the request to be consistent and harmonious the neighborhood.

A great deal of thought and planning has resulted in the attached plan. While respecting the existing development, and with the design to accommodate and address the significant drainage hardship, we respectfully request a staff recommendation of approval to support the application the further embeds the approved and developed R-E zoning.

Sincerely,



Chris Armstrong  
702-204-9989



EASEMENTS  
(TITLE 30)

JONES BLVD/WINDMILL LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-19-0146-NEMANI, ALEX:

VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Santoli Avenue, and between Jones Boulevard and Duneville Street within Enterprise (description on file). MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:  
176-12-401-013

LAND USE PLAN:  
ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:  
Project Description

The plans submitted show the vacation and abandonment of 33 foot wide government patent easements located along the northern, eastern, and western parcel lines of the subject site. The applicant states that the existing easements are no longer required and approval of this application will allow for the development of their property.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-19-500048	A tentative map consisting of 20 single family residential lots and common lots on 2.5 acres is a companion item on this agenda.
ZC-19-0147	A zone change to reclassify 2.5 acres from R-E to RUD zoning 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;
- 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)**

- No objection.

**TAB/CAC  
APPROVALS:  
PROTESTS:**

**APPLICANT: STORYBOOK HOMES**

**CONTACT: LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLD 3-577, LAS VEGAS, NV 89134**



# VACATION APPLICATION 20A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> VACATION & ABANDONMENT <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S) OF WAY <input type="checkbox"/> EXTENSION OF TIME (if ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>2/15/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>875</u> CHECK #: <u>15845</u> COMMISSIONER: <u>M.N.</u> OVERLAY(S)? <u>  </u> TRAILS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	APP. NUMBER: <u>VS-19-0146</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3/13</u> TIME: <u>6PM</u> PC MEETING DATE: <u>  </u> BCC MTG DATE: <u>4/3/19</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>R-4</u>
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PROPERTY OWNER	NAME: <u>ALEX NEMANI</u> ADDRESS: <u>1339 SCHYULER RD</u> CITY: <u>BEVERLY HILLS</u> STATE: <u>CA</u> ZIP: <u>90210</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>ALEXIANDSON@GMAIL.COM</u>
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APPLICANT	NAME: <u>STORYBOOK HOMES</u> ADDRESS: <u>3625 S TOWN CENTER DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-877-7040</u> CELL: _____ E-MAIL: <u>CFERNANDEZ@SBHLV.COM</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>LAS CONSULTING</u> ADDRESS: <u>1930 VILLAGE CENTER CIRCLE, BLDG 3-577</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: _____ E-MAIL: <u>STEWPLAN@GMAIL.COM</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-12-401-013

PROPERTY ADDRESS and/or CROSS STREETS: WINDMILL, & JONES

I/We, the undersigned owner and/or claimant, as the owner(s) of record on the Tax Rolls of the property involved in this application, or (s) who is qualified to make this application under Clark County Code, do hereby declare that the information on the attached legal description, plat, plan, and all surveys attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned certifies that the application must be complete and accurate before a hearing can be conducted.

 _____ Property Owner (Signature)	<u>Alex Nemani</u> _____ Property Owner (Print)
STATE OF NEVADA COUNTY OF _____ SUBSCRIBED AND SWORN before me on _____ (DATE) by _____ NOTARY PUBLIC	

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CITY NATIONAL BANK

AN RBC COMPANY



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

State of CALIFORNIA
County of LOS ANGELES } SS.

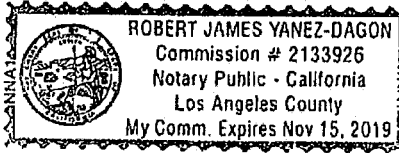
On 2/11/2019 before me, Robert James Yanez-Dagon, Notary Public
personally appeared Alex Nemani

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

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

WITNESS my hand and official seal.

Signature of Notary Public (Handwritten signature)



Place Notary Seal Above

OPTIONAL

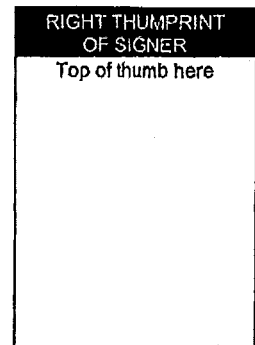
Though the data is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Vacation Application
Document Date: 2/11/19 Number of Pages: 2
Signer(s) Other Than Named Above: N/A

CAPACITY(IES) CLAIMED BY SIGNER

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



(098P)



*LAS Consulting, Inc.  
1930 Village Center Circle, Bldg 3, Suite 577  
Las Vegas, NV 89134  
(702) 499-6469-cell.  
(702) 946-0857-fax*

February 13, 2019

Steve De Merritt  
Clark County Current Planning  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: APN. 176-12-401-013-Vacation and abandonment

Dear Mr. De Merritt:

Please accept this letter as our request for a vacation and abandonment of patent easements. These are unnecessary for access and impede development of the project. Patent easements are vacated on a regular basis all over Clark County.

We believe this request will be an asset to the community and respectfully request approval of this application.

Yours truly,

*Lucy Stewart*

Lucy Stewart



SCHOOL ADDITION  
(TITLE 30)

WIGWAM AVE/MONTESSOURI ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-19-400025 (UC-0257-17)-LEGACY TRADITIONAL SCHOOLS-NEVADA INC:**

**WAIVERS OF CONDITIONS** for a use permit requiring the following: 1) per revised plans dated October 1, 2017; 2) cap student enrollment at 1,450 students; 3) building shall not exceed 94,000 square feet; and 4) landscaping per plans on file with a previously approved school on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone,

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

---

**RELATED INFORMATION:**

**APN:**  
176-15-701-037

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7077 W. Wigwam Avenue
- Site Acreage: 10
- Project Type: Charter school (K through 8<sup>th</sup> grade)
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 98,213 (originally requested)/94,000 (approved)/109,268 (requested)
- Parking Required/Provided: 71/265

**Site Plans**

The original plans show a 2 story, 98,213 square foot proposed Charter school (Legacy Traditional School) which will house K through 8th grade. The plans show an "L" shaped 2-story building oriented on the north and east sides of the site. The plans also show an unlighted athletic field and basketball court as well as playground equipment and swings located to the south and west of the school building. There are 2 artificial turf areas adjacent to the playground equipment and swing sets. The trash enclosure is shown on the northwest corner of the building. The 265 proposed parking spaces are located on the north and east sides of the property. Bike racks are shown on the southeast corner of the site. Additionally, the site is designed to allow for

on-site queuing through the use of long drive aisles that split into 2 or 3 lanes on the west and east sides of the building to maximize the efficiency of dropping and picking up students. There is an undeveloped portion of the site, located at the end of the building on the west side that will be left for future development. Access to the site will be provided by 2 driveways along Wigwam Avenue with a 1 exit only driveway located on both Montessori Street and Cougar Avenue.

#### Landscaping

The plans show a 15 foot wide landscape area with a 5 foot wide detached sidewalk along Wigwam Avenue. A 5 foot wide attached sidewalk and 15 foot wide landscape areas are shown along Cougar Avenue and Montessori Street. No lighting is shown for either the playground areas, turf areas, or the athletic field site.

#### Elevations

The plans show a 2 story, 35 foot high building with flat roof and various heights of parapet walls. The north and east elevations show a standing seam metal dome and all windows show architectural pop-ups. The front of the building will have pilaster columns and storefront windows and doors. The building is constructed of stucco finish, wood framing and brick veneer, and metal shade canopies on the south and west elevations. The building will be painted with desert contrasting colors.

The plans also show a 6 foot high chain-link fence enclosing the school campus. There will be swing gates on the west and south sides of the building and a fire truck crash gate on the south of the building between the playground and athletic field. In addition the school will have a 40 foot high flag pole on the southeast corner of the site adjacent to the bike racks.

#### Floor Plans

The plans show a 2 story, 98,213 square foot building. The first floor measures 56,062 square feet and consists of classrooms, a cafeteria, gym/multipurpose room, storage room, piano room, music stage room, offices, nurse's office, and bathrooms. The second floor measures 42,151 square feet consists of classrooms, media room, computer lab, science lab, offices, an art room, and bathrooms.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-0257-17:

#### Current Planning

- Per revised plans dated October 1, 2017;
- Wall to be installed along Montessori Street adjacent to ballfield and to wrap around Cougar Avenue to ballfield backstop;
- Cap student enrollment at 1,450 students;
- Building shall not exceed 94,000 square feet;
- No lighting on athletic fields and basketball courts;
- Design review as a public hearing for parking lot lighting and signage;
- Building fixture lighting should be shielded;
- Landscape per plans on file;

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

#### Public Works – Development Review

- Provide paved legal access along the patent easements for Cougar Avenue, connecting east to the commercial property fronting Rainbow Boulevard;
- 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 Wigwain Avenue, 25 feet to back of curb or 30 feet for Rosanna Street, 25 feet to back of curb or 30 feet for Cougar Avenue, 25 feet to back of curb or 30 feet for Montessori Street, and associated spandrels;
- Applicant shall submit an application to vacate the southerly 5 feet of the existing 40 foot wide public access easement along the north property line.
- 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

- Applicant shall 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.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to request the POC from the CCWRD by referencing POC Tracking #0166-2017.

#### Signage

Signage is not a part of this application.

#### Applicant's Justification

The applicant indicates that the school is proposing to build an expansion to the "L" shaped building that includes 16 classrooms in 16,170 square feet. This will allow an additional 270 students bringing the total enrollment to 1,720 students. The total building size is 109,268 square feet. The site will have adequate parking for the expansion and the approved perimeter landscaping will remain. There will be minor changes to the artificial turf and playground area located on the southeastern portion of the site to make room for the proposed expansion.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0823	Allowed an animated monument sign and increased wall height with a design review for lighting, signage, and wall height with an approved Charter school (Legacy Traditional)	Approved by BCC	December 2018
VS-18-0515	Vacated and abandoned patent easements and a BLM right-of-way grant	Approved by PC	September 2018
UC-0257-17	Charter school (Legacy Traditional)	Approved by BCC	October 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (3.5 du/ac)	R-E (RNP-1) & R-2	Undeveloped
South & West	Rural Neighborhood Preservation (2 du/ac)	R-E (RNP-1)	Undeveloped
East	Commercial General	R-E	Undeveloped

**Related Applications**

Application Number	Request
DR-19-0136	A design review for an expansion of an approved Charter school (Legacy Traditional) 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 item was approved by the Board of County Commissioners (BCC) after the Planning Commission's (PC) decision to approve the request was appealed. The applicant indicated several neighborhood meetings were held and requested the conditions of approval limiting the number of students and the size of the building be added because they were among several conditions that were agreed to at those meetings to address the neighbors' concerns. Both the PC and the BCC approved this request with those conditions. Staff finds there have been no changes in the surrounding area and these conditions are still needed to fulfill the intended purpose of buffering the neighborhood from the impacts associated with this use and cannot support this request.

**Staff Recommendation**

Denial.

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**

If approved:

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwatercam.com](mailto:sewerlocation@cleanwatercam.com) and reference POC Tracking #0087-2019 to obtain your POC exhibit; and that flow contributions exceeding CCCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: LEGACY TRADITIONAL SCHOOLS**

**CONTACT: KYLE KITHAS, 7250 PEAK DRIVE, SUITE 216, LAS VEGAS, NV 89128**

DRAFT







# LAND USE APPLICATION

# 21A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - UC-0257-17  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>2/13/19</u>	APP. NUMBER: <u>WC-19-400025</u>
	PLANNER ASSIGNED: <u>AKS</u>	TAB/CAC: <u>Enterprise</u>
	ACCEPTED BY: <u>AKS</u>	TAB/CAC MTG DATE: <u>3/13</u> TIME: <u>6:00p</u>
PROPERTY OWNER	FEE: <u>\$475.00</u>	PC MEETING DATE: _____
	CHECK #: <u>9348</u>	BCC MEETING DATE: <u>4/3/19</u>
	COMMISSIONER: <u>JS</u>	ZONE / AE / RNP: <u>RECRUIT/VA</u>
APPLICANT	OVERLAY(S)? <u>NA</u>	PLANNED LAND USE: <u>RND</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	LETTER DUE DATE: _____
CORRESPONDENT	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____
	NAME: <u>LEGACY TRADITIONAL SCHOOLS-NEVADA, INC</u>	ADDRESS: <u>3201 S GILBERT RD</u>
	CITY: <u>CHANDLER</u> STATE: <u>AZ</u> ZIP: <u>85286</u>	TELEPHONE: <u>702.768.6512</u> CELL: <u>702.768.6512</u>
	NAME: <u>LEGACY TRADITIONAL SCHOOL</u>	ADDRESS: <u>3201 S GILBERT RD BLDG. A</u>
	CITY: <u>CHANDLER</u> STATE: <u>AZ</u> ZIP: <u>85286</u>	TELEPHONE: <u>702.768.6512</u> CELL: <u>702.768.6512</u>
	NAME: <u>ERIC ROBERTS, AIA</u>	ADDRESS: <u>7250 PEAK DR STE. 216</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89128</u>	TELEPHONE: <u>702-341-2225</u> CELL: <u>702-498-3658</u>

ASSESSOR'S PARCEL NUMBER(S): 176-15-701-008, 176-15-701-029, 176-15-701-037

PROPERTY ADDRESS and/or CROSS STREETS: RAINBOW AND WIGWAM

PROJECT DESCRIPTION: CHARTER SCHOOL CLASSROOM EXPANSION

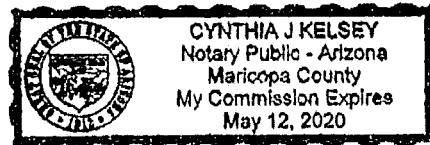
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] Property Owner (Signature)\*  
Legacy Traditional School - Nevada, Inc. Property Owner (Print)

STATE OF Arizona  
 COUNTY OF Maricopa

SUBSCRIBED AND SWORN BEFORE ME ON February 12, 2019 (DATE)  
 By Matt Weiner

NOTARY PUBLIC: Cynthia J Kelsey



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

Date: February 13, 2019

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

Re: Legacy Traditional School (190008) Justification Letter

To Whom It May Concern:

Please be advised, this office represents Legacy Traditional School ("Legacy"). Legacy is filing for a design review and waiver of conditions for an expansion to a K-8 charter school on a 7.98 acre site located on the northeast corner of Montessouri Street and West Wigwam Avenue (the "Site"). The Site is zoned R-E.

Legacy is proposing to build an expansion to the L shaped two story building that consists of 93,098 square feet approved in 2017 under UC-0257-17. The expansion will include 16 classrooms and consist of 16,170 square feet. The cap enrollment approved under UC-0257-17 is 1,450 students. The expansion will provide additional classrooms to grow the student population by 270, thus bringing the total cap enrollment to 1720 students.

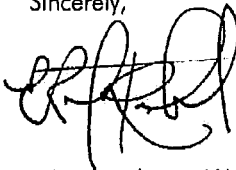
The design of the school consists of stucco over wood framing, CMU block, and brick wainscot. The exterior character of the expansion will be consistent with the existing building in materiality, color, and scale. Exterior lighting will comply with Title 30 standards. The maximum height of the school will be 35 feet to the roof. Chapter 30.60-3 of the Clark County Zoning Ordinance requires 16 parking spaces for the expansion in addition to the 71 parking spaces required for the original building. Legacy has provided adequate parking with a total of 192 spaces.

Legacy has also allowed for on-site queuing through two lanes that extend within the Site to maximize the efficiency of dropping off and picking up students. Legacy uses a special computerized software system called Driveline to coordinate its afternoon pick up of students (school gets out at 3:00 p.m.). This system optimizes on site traffic queuing which in turn minimizes traffic and wait time. Prior to the beginning of the school year, each family is assigned a unique identifier number or "Family ID." The pick-up sign is placed on the vehicles windshield during pick up. Once the Family ID is entered into the Driveline software, the software links the parent's vehicle with the student's mobile device. As a parent approaches the school campus, a "Driveline Dispatcher" enters the Family ID onto a mobile device and designates a pick up lane curb color of blue, red, green or purple. The "Driveline Dispatcher" directs the vehicle to that lane and curb. Simultaneously, the teacher of the student matching the Family ID receives a message to go to the designated curb color for pick up. Additional school staff is present at the curbs to help the student make it to their car safely and timely. Morning drop offs typically do not cause in traffic issues (school starts at 8:00 a.m.). There is an after school program but all children must be picked up at 6:30 p.m.

Legacy was founded on the principle that parents and staff will work together as partners to provide an education that encourages students to pursue academic excellence to the best of their abilities. The back-to-basics curriculum, accelerated pace of studies, and high expectations for academic achievement, behavior, and dress code require a firm commitment from every parent, student and teacher.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'ER Roberts', is written over a horizontal line that extends to the right, ending in a small arrowhead.

Eric M. Roberts, AIA  
Vice President  
SHARCHITECTURE



04/03/19 BCC AGENDA SHEET

ROOF SIGN  
(TITLE 30)

LAS VEGAS BLVD S/GEORGE CROCKETT RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0119-TERRA 215, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow a roof sign.

**DESIGN REVIEW** for a roof sign in conjunction with an approved restaurant on 0.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone.

Generally located on the east side of Las Vegas Boulevard South, 260 feet south of George Crockett Road within Enterprise. MN/pb/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-04-301-026

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7040 Las Vegas Boulevard South
- Site Acreage: 0.9
- Project Type: Roof sign
- Sign Area: 60.5 square feet

**Site Plans**

The plans depict a 2,100 square foot restaurant (Starbucks) with outside dining and a drive-thru lane centrally located on the site. No changes are proposed or required to the site layout, building location, drive aisles, and parking areas.

**Elevations**

The elevations depict a single story building measuring up to 22 feet in height. Varying rooflines are depicted with slopes ranging from a 1:12 pitch to a 4.5:12 pitch. The roof materials associated with the building consist of corrugated metal panels. The exterior siding on the north, south, east, and west elevations consist of corrugated vertical metal panels. A portion of the south elevation features a stucco exterior. An aluminum storefront window system with entrance doors to the restaurant are also featured on the south elevation. The west elevation, oriented towards Las Vegas Boulevard South, also features an aluminum storefront window system with

entrance doors. A portion of the north elevation includes an aluminum storefront window system with a drive-thru window. The east elevation depicts a stucco exterior with service doors for employees and vendors. The color renderings of the proposed restaurant indicate the structure will be painted with a gray finish.

**Signage**

The proposed roof sign will be mounted on the south side of the building located above the entrance of the restaurant. The proposed sign is 60.5 square feet and consists of internally illuminated channel letters spelling "STARBUCKS". The letters will be 2 feet 6 inches in height and 24 feet 2 inches in length. No other sign waivers are part of this application.

**Applicant's Justification**

The applicant indicates the approved building façade is aluminum and glass which makes the placement of wall signs difficult and the sign and its location are needed to adequately advertise the business. The applicant also indicates the site is located within the Las Vegas Boulevard gaming Corridor where similar roof signs have been approved.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0167	Waived design standards, setback, and non-standard improvements in the right-of-way with a design review for a restaurant with drive-thru/freestanding sign	Approved by BCC	April 2018
WC-18-40053 (UC-0396-16)	A waiver of conditions to remove the condition per plans submitted October 4, 2016	Approved by BCC	April 2018
TM-0015-17	1 lot commercial subdivision	Approved by PC	March 2017
UC-0396-16	Restaurants and retail sales; waiver of development standards for modified driveway standards; and design reviews for 2 restaurants and retail sales	Approved by BCC	October 2016
ADR-0422-08	Off-premises advertising sign	Approved administratively	April 2008
WS-0195-05	Off-site improvements and non-standard knuckle design	Approved by PC	April 2005
ZC-2090-04	Reclassified the site from P-F and H-1 to H-1 zoning including a use permit and design review for a grocery store	Approved by BCC	January 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped
South	Commercial Tourist	H-1	Undeveloped
East	Public Facilities	P-F	Vehicle rental/maintenance facility
West	Commercial Tourist	H-1	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver of Development Standards

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

Staff finds that the proposed roof sign enhances the visual appearance of the restaurant while maintaining aesthetics of a commercial property. The roof sign is not visually obtrusive and is compatible with the theme of the restaurant and will not protrude above the main roofline of the building. The proposed roof sign complies with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with surrounding development. The proposed request will not adversely impact the surrounding area. Furthermore, similar waivers have been approved for other developments along Las Vegas Boulevard South and within the Resort Corridor; therefore, staff can support this request.

Design Review

This proposal complies with Urban Specific Policy 93 of the Comprehensive Master Plan that encourages all structures including signs on a development site be of compatible architectural design, style, and color. The Code does allow for alternative sign standards for commercial properties if the sign design will result in the sign having a visual character which is compatible with adjacent uses.

**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) noise contour 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.

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.

**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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that the FAA 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.



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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TERRA 215, LLC

**CONTACT:** JACOB GATESON, VISION SIGN, 6630 ARROYO SPRING STREET #600,  
LAS VEGAS, NV 89113

**DRAFT**





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

# 22A

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b>	DATE FILED: <u>2/6/19</u> PLANNER ASSIGNED: <u>AKB</u> ACCEPTED BY: <u>AKB</u> FEE: <u>\$1,150.00</u> CHECK #: _____ COMMISSIONER: <u>MA</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0119</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/13</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/13/19</u> ZONE / AE / RNP: <u>H1/AEKS</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>TERRA 215 LLC</u> ADDRESS: <u>3755 BREAKTHROUGH WAY, SUITE 250</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-304-8383</u> FAX: <u>702-304-1622</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>	
	<b>APPLICANT</b>	NAME: <u>Same as property owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Darrell Shock - Vision Sign Inc.</u> ADDRESS: <u>6630 Arroyo Spring St #600</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702.895.7474 x270</u> FAX: <u>702.895.7444</u> CELL: <u>702-379-0808</u> E-MAIL: <u>Darrell@visionsigninc.co</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-04-301-026 026

PROPERTY ADDRESS and/or CROSS STREETS: LAS VEGAS BLVD & GEORGE CROCKETT

PROJECT DESCRIPTION: STARBUCKS @ LAS VEGAS BLVD

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

<u>Joseph A. Kennedy</u> Property Owner (Signature)* STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>December 10, 2018</u> (DATE) By <u>Joseph A. Kennedy</u> NOTARY PUBLIC: <u>Jennifer Ferguson</u>	<u>JOSEPH KENNEDY</u> Property Owner (Print) <u>MANAGER TERRA 215. LLC.</u> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">              JENNIFER FERGUSON              NOTARY PUBLIC, STATE OF NEVADA              My Commission Expires: 07-25-2019              Certificate No: 03-83741-1           </div>
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\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

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February 6, 2019

**To: Clark County Comprehensive Planning****Re :** Starbucks at Terra 215**APN:** 177-04-301-026**Address:** 7040 S LAS VEGAS BLVD

On behalf of the Applicant, we are requesting approval of a Design Review and Waiver of Standards for:

1. A proposed roof sign in conjunction with an approved restaurant in a commercial development on 2.2 acres in an H-1 Zone.
  - A. This request is permissible under Clark County Code Title 30 with approval of the waiver.
  - B. The sign, and its location, are needed to adequately advertise the business.
  - C. The approved building facade is aluminum and glass. Placing a sign on the facade to comply with wall sign requirements would be mechanically difficult. To do so would also create a cluttered and unattractive look, in opposition with Commercial Policy 78 of the Comprehensive Master Plan, which the building is designed to meet. To comply the spirit of the code, we believe, locating the sign on the roof is the best option.
  - D. The sign is a great addition to the aesthetic of the Las Vegas Blvd scenic byway and is similar in design, size, scale and scope to numerous other approved signs throughout the corridor.
  - E. The proposed sign was included in the artistic renderings of the application WS-18-0167 and no objections were put forth. Staff supported and the Board approved that application.
  - F. The sign is in all other ways compliant with title 30 and harmonious and compatible with the adjacent businesses. This request will in no way negatively impact the area, any businesses or residencies which we believe will allow you to support this application.

Thank you for your consideration.

Sincerely,



Jacob Gateson  
jgateson@visionsigninc.com  
702.895.7474 ext. 249

04/03/19 BCC AGENDA SHEET

OFF-SITE IMPROVEMENTS  
(TITLE 30)

CHARTAN AVE/PLACID ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0144-BADSM PARTNERS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the width of right-of-way dedication; and 2) waive full off-site improvements.

**DESIGN REVIEW** for a proposed single family residential development on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/ja (For possible action)

---

RELATED INFORMATION:

APN:

177-33-801-028

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the width of a public right-of-way (Chartan Avenue) to 54 feet where 60 feet is required per Section 30.52.030(d) (a 10% reduction).
2. Waive full off-site improvements including streetlights, sidewalk, curb, gutter, and reduced paving width along Chartan Avenue where required per Section 30.52.050.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 20,085/22,068
- Project Type: Off-site improvements

Site Plans

The plans depict a proposed 8 lot single family residential development on 4.9 acres. The project also includes public rights-of-way consisting of Chartan Avenue and Placid Street that will be dedicated as part of the design of this project. However, the applicant is proposing to reduce the

dedicated width of public right-of-way for Chartan Avenue to 54 feet where 60 feet is required. This 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 public street under 60 feet in width. Additionally, Placid Street will be developed to non-urban street standards which is allowed per Code since this street will be dedicated at 60 feet in width.

The single family residences are proposed to be custom homes; therefore, there are no elevations or floor plans submitted with this request.

**Applicant's Justification**

The applicant indicates that the waivers associated with Chartan Avenue are appropriate since the properties to the north of the site are located in a Rural Neighborhood Preservation area and Chartan Avenue terminates into a cul-de-sac just east of this site. Therefore, Chartan Avenue does not have the heavy traffic associated with a typical local public street.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0908-15	Single family residential development and a waiver for off-site improvements on this site and surrounding parcels – expired	Approved by BCC	March 2016
TM-500225-15	70 single family residential lots – expired	Approved by BCC	March 2016

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
TM-19-500047	A Tentative map for 8 single family residential lots on 4.9 acres is a companion item on this agenda.
VS-19-0145	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### 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

Staff finds that the proposed single family residential development 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. The policy encourages site designs to be compatible with adjacent land uses and off-site circulation patterns.

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

#### Waivers of Development Standards

Prior to submitting this application, the applicant was advised by staff that requesting a reduction in street width smaller than 60 feet would result in this Rural Neighborhood Preservation site being required to install full off-site improvements. Staff recognizes that if the street remains at 60 feet then the street would be built to non-urban standards. Staff's policy is to not support any requests for waivers to off-site improvements; therefore, staff recommends denial of the waivers.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval of the design review; and denial of the waivers 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:

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

**Public Works - Development Review**

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

**Department of Aviation**

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

**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)**

- 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 #0088-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CHRIS ARMSTRONG

**CONTACT:** CHRIS ARMSTRONG, OLYMPIA COMPANIES, 11411 SOUTHERN HIGHLANDS PKWY #300, LAS VEGAS, NV 89141





# LAND USE APPLICATION 23A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>2-15-19</u> PLANNER ASSIGNED: <u>RL</u> ACCEPTED BY: _____ FEE: <u>\$ 475.00</u> CHECK #: <u>1814</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS.19.0144</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/13/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/3/19</u> ZONE / AE / RNP: <u>R.E/RNPI</u> PLANNED LAND USE: <u>Ext RNP</u> NOTIFICATION RADIUS: <u>500 FT</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>BADSM PARTNERS LLC - C/O GOOLD PATTERSON - BRYAN DAY</u> ADDRESS: <u>1975 Village Center Circle Ste 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>BADSM PARTNERS LLC - Chris Armstrong</u> ADDRESS: <u>11411 Southern Highlands Pkwy Ste 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: _____ CELL: <u>702-204-9989</u> E-MAIL: <u>carmstrong@olympiacompanies.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>carmstrong@olympiacompanies.com</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-33-801-028

PROPERTY ADDRESS and/or CROSS STREETS: Placid/ Chartan

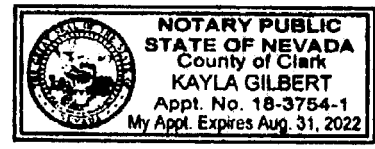
PROJECT DESCRIPTION: reduce street from 60' to 48' and rural standards for an 8 lot R-E subdivision

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

\_\_\_\_\_  
 Property Owner (Signature)\* Marc Andre Bolduc  
Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1/31/2019 (DATE)  
 By Marc Andre Bolduc  
 NOTARY PUBLIC: Kayla Gilbert



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

## **PLACID PLACE ESTATES**

February 13, 2019

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

RE: Tentative Map/Vacation/Waiver PLACID PLACE ESTATES– Justification/Project  
Description  
APN: 177-33-801-028

Dear Sir/Madam,

Please accept this letter and required attached documentation to support our application for a nine (9) lot [eight single family lots and one common element lot (CL)] Rural Estates (R-E) subdivision on 4.96 gross, and 4.34 net acres generally located on the southeast corner of Placid Street and Chartan Avenue. We request all applications to be processed concurrently.

The property is zoned R-E and there is a mix of developed and undeveloped R-E zoned property to north, south, east and west. There is also approved R-2 (Medium Density Residential) to the immediate southeast of the property that is presently under development. Additionally, there is proposed R-2 zoning approximately 330 feet to the south on parcel 177-33-81-019. Said parcel fronts Starr Avenue, which is a 110' ROW and presently has an interchange with I-15 under construction, with anticipated opening Q2/Q3 of 2019. Bermuda Road is further to the east and is planned as a 100' ROW.

### **Tentative Map**

There is a total of 8 lots on 4.96 gross acres, for a density of 1.61 units per acre. The minimum lot size is 20,049 square feet (SAF), the maximum lot size is 22,367 SF, and the average lot size is 21,140, which are all consistent with the minimum 20,000 SF lot size in the R-E zone. There is a large existing wash that bifurcates the property in a north-south direction and provides a significant encumbrance and hardship on the property, and there are presently drainage studies being completed to address the flows and commence the request to remove from the existing flood zone. Common Lot "A" will be approximately 15,858 square feet and is designed to be a 30' wide drainage easement with 15' drainage access as revealed by Sections "D" and "E" on the accompanying Tentative Map.

Lots 5 through 8 will be accessed from proved street "A", which is designed as a 39' private street cul-de-sac. Lots 3 and 4 will take access from Chartan, with Lot 3 having drive aisle access. This drive aisle is necessary for access due to the required drainage channel which will carry the existing flows through the property. Lots 1 & 2 will take access from Placid. Chartan Avenue terminates immediately east of the parcel in question (PIQ), and provides access to one developed lot to the east, and also one developed lot immediately north of the PIQ. Therefore, Chartan is a dead-end street with no through traffic.

### **Vacation**

The vacation request is to vacate 3' Streetlight and Traffic Control Easement (OR: 20110809:00797) along Chartan Avenue and the southerly 12' of Chartan Avenue

## **PLACID PLACE ESTATES**

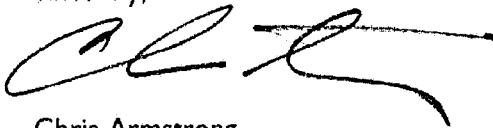
(dedicated per OR:20170222:00978, and a portion of BLM ROW 20021120:1667). Considering the limited traffic on Chartan Avenue as a result of the cul-de-sac, the proposed 48' street section would be sufficient to support the eight total homes on this portion of Chartan.

### **Waiver**

The waiver request is to reduce the street section from 60' to 48' along Chartan, and to adopt rural standard street sections designed to for Chartan, Placid. This request will waive street lights, curb, gutter, sidewalks, and excess paving. Given the limited traffic, and the developed R-E surrounding areas, we feel the request to be consistent and harmonious the neighborhood.

A great deal of thought and planning has resulted in the attached plan. While respecting the existing development, and with the design to accommodate and address the significant drainage hardship, we respectfully request a staff recommendation of approval to support the application the further embeds the approved and developed R-E zoning.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Armstrong', with a long horizontal stroke extending to the right.

Chris Armstrong  
702-204-9989



04/03/19 BCC AGENDA SHEET

COMMERICAL DEVELOPMENT  
(TITLE 30)

WINDY ST/WARM SPRINGS RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-19-0128-CALABRESE REVOCABLE LIVING TRUST & CALABRESE PAUL M & CHRISTINE TRS:**

**ZONE CHANGE** to reclassify 0.6 acres from R-E (Rural Estates Residential) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone.

Generally located on the northeast corner of Warm Springs Road and Windy Street within Enterprise (description on file). MN/sd/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-05-801-031

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.6
- Project Type: Commercial development

**History**

A conforming zone change (ZC-0535-13) was approved by the Board of County Commissioners to reclassify parcel 177-05-801-031 to C-2 zoning. The conforming zone change application was to allow for a parking lot of 56 spaces, in conjunction with an existing auto sales business on the adjacent lot to the east (APN 177-05-801-032). The zone change expired when conditions of approval of the design review were not met.

**Site Plan**

The conforming zone change application will reclassify this parcel (APN 177-05-801-031) from an R-E zone to a C-2 zone. The parcel is currently undeveloped and was used in conjunction with an existing auto sales business on the adjacent lot to the east for parking. Access to this parcel is from Windy Street and has an existing detached sidewalk along Warm Springs Road and has no off-site improvements along Windy Street. The parcel is currently paved with no principal structure on-site.

**Landscaping**

No landscaping is proposed or required as part of this application.

**Applicant's Justification**

The applicant states that a conforming zone change to a C-2 zone designation will bring this parcel into conformance with the Enterprise Land Use Plan that designates this immediate area under a Planned Land Use category of C-T zoning, which allows for C-2 zoning, whereby accommodating a range of commercial uses. In addition, the applicant states that the proposed zone change will not have substantial adverse impacts on public facilities and services, and will match the current zoning on the property to the east, which is also zoned C-2. The applicant has stated that all vehicles have been removed from the site that were associated with the auto sales and is no longer utilized as a used car sales parking lot.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0538-13	Reclassified 0.6 acres from R-E to C-2 zone, reduced landscaping, waived alternative parking lot landscaping, permit an existing chain-link security fence, waived trash enclosure requirements with a design review for a parking lot	Approved by BCC	November 2013

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Commercial Tourist	R-E	Undeveloped
East	Commercial Tourist	C-2	Auto sales

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

The requested C-2 zone change conforms to the Enterprise Land Use Plan, which designates this area as being a C-T zone. The Commercial Tourist Planned Land Use category allows for commercial establishments that cater to both residents and tourists. Staff finds that the requested zoning is similar to the adjacent parcel to the east, which has a C-2 commercial zoning designation. Staff finds that this zone change will have no impacts to the surrounding area. Therefore, staff can support the zone change.

**Department of Aviation**

The property lies within the AE-65 (65 - 70 DNL) noise contour 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.

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 3 years;
- Design Review as a public hearing for future development.

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- Traffic study shall be required with future development as determined by Public Works - Development Review.
- Applicant is advised that improvements on Windy Street, including but not limited to driveway design and location, must comply with Title 30 and the Uniform Standard Drawings.

**Department of Aviation**

- 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.

**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)**

- No comment

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

**APPLICANT:** CALABRESE REVOCABLE LIVING TRS  
**CONTACT:** G.C. GARCIA, INC C/O GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE, STE 210, LAS VEGAS, NV 89014





04/03/19 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

ERIE AVE/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-19-0131-JAGGED EDGE L P & MICH'L RON & CAROLYN:**

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

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the street intersection off-set.

**DESIGN REVIEWS** for the following: 1) proposed single family residential development; 2) allow hammerhead street design; and 3) increased finished grade in conjunction with a single family residential development.

Generally located on the north side of Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise (description on file). JJ/rk/xx (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-35-601-007; 176-35-601-008

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce a street intersection off-set to 104 feet where a minimum of 125 feet is required per Chapter 30.52 (a 17% reduction).

**DESIGN REVIEWS:**

1. Single family residential development.
2. Allow streets terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Chapter 30.56.
3. Increase the finished grade for a single family residential development up to 72 inches (6 feet) where 18 inches is the standard (a 300% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 31
- Density (du/ac): 6.2

- Minimum/Maximum Lot Size: 3,815/6,671
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 27
- Square Feet: 2,014/2,712

### Site Plans

The plans depict a residential development totaling 31 single family lots and 4 common area lots on 5 acres. The density of the residential subdivision is 6.2 dwelling units per acre. The lots range in size from a minimum of 3,815 square feet to a maximum of 6,671 square feet. One access point is shown from Erie Avenue to the south. The lots within the subdivision will be served by 42 foot wide private streets which include an attached sidewalk on 1 side of the street. More specifically, the street network consists of 1 main entry drive that leads to 2 hammerhead streets. The plans also depict that the finished grade of the site will be increased up to 6 feet along a portion of the east property line which is adjacent to undeveloped R-E zoned property.

### Landscaping

A 15 foot wide landscape area which includes a detached sidewalk is shown along Erie Avenue. Also shown on plans is a common lot that is located at the northwest corner of the site constrained by an NV Energy easement that is approximately 17,331 square feet in size and is shown as passive open space. The part of the common lot that is outside of the easement shows trees, shrubs, and groundcover.

### Elevations

The development will provide 2 story model homes with the maximum height shown at approximately 27 feet. The plans submitted by the applicant depict 4 different models with each model having potential elevation variations. The building materials consisting of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

### Floor Plans

The plans consist of 4 floor models that include 2 car front loaded garages and range in size from 2,014 square feet to 2,712 square feet.

### Applicant's Justification

The applicant indicates that the proposed development will blend well with the developed R-2 zoned subdivisions in the area and that the proposed density will result in a land use that is consistent with the surrounding neighborhood. The site plan and design of the homes adhere to all Title 30 standards, including but not limited to, meeting all setback and landscaping requirements. According to the applicant the home builder will utilize the hammerhead style turn-around design due to constraints on the property. The property is encumbered by an existing 100 foot wide NV Energy easement that cannot be relocated.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0497-01	Power transmission line corridor that is approximately 38.3 miles long	Approved by PC	June 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential subdivision under construction
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

**Related Applications**

Application Number	Request
TM-19-500039	A tentative map to subdivide this site into 31 single family residential lots on 5 acres is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning  
Zone Change**

Since the adoption of the Enterprise Land Use Plan, continued approvals and construction of single family residential uses in the area has resulted in a land use pattern more consistent and compatible with single family residential. The immediate area consists of a predominant land use character of existing, approved, or planned single family uses. The proposed project is intended to be a continuation of the developed single family development in the surrounding area. Other developments along this corridor consist of single family residential uses at varying densities. Therefore, the requested zoning and density for this application are consistent and compatible with the existing and approved nearby land use designations.

**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 #1

Staff finds that the proposed single family residential development 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. The policy encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the home models including the bulk and massing of the elevations comply with Urban Specific Policy 43 by providing varied elevations with articulated building facades. However, since the overall residential subdivision design cannot function independent of design review #2, which staff is not supporting, staff cannot support this portion of the request.

### Design Review #2

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

### **Public Works - Development Review Waiver of Development Standards**

### Design Review #3

### **Staff Recommendation**

Approval of the zone change, and denial of design reviews #1 and #2.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Design review as a public hearing for any significant 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; 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 reviews 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.

**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 #00018-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PARDEE HOMES OF NEVADA  
CONTACT: GCW, INC., BRANDI REID, 1555 S. RAINBOW BLVD, LAS VEGAS, NV  
89146**

**DRAFT**





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

# 25A

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>2-12-19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$2,200.00</u> CHECK #: <u>112059</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>2019-0131</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/13/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/3/19 9:00am</u> ZONE / AE / RNP: <u>R-E to R-2</u> PLANNED LAND USE: <u>Ext RH</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Jagged Edge L P and Ron and Carolyn Mich'l</u> ADDRESS: <u>3075 Rosanna Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>(702) 290-6849</u> CELL: _____ E-MAIL: <u>lancemichl@gmail.com</u>	
	APPLICANT	NAME: <u>Pardee Homes of Nevada</u> ADDRESS: <u>4675 W. Teco Road, Suite #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 614-1400</u> CELL: _____ E-MAIL: <u>dan.hale@pardeehomes.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>GCW, Inc./Brandl Reid</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702) 804-2109</u> CELL: <u>(702) 780-9188</u> E-MAIL: <u>breid@gcwengineering.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-35-601-007

PROPERTY ADDRESS and/or CROSS STREETS: Totrey Pines and Erie

PROJECT DESCRIPTION: \_\_\_\_\_

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

CAROLYN MICH'L  
Property Owner (Print)

Ron Mich'l

Ron Mich'l

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 1/14/19 (DATE)  
 By CAROLYN & RON MICH'L  
 NOTARY PUBLIC: Corina Farinas

CORINA FARINAS  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 COUNTY OF CLARK  
 No. 05-08214 MY APPT. EXPIRES JULY 18, 2020

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

5523-A067

February 12, 2019

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

**RE: Zone Change**  
**APN No. 176-35-601-007 and 176-35-601-008**

To whom it may concern:

On behalf of our client, Pardee Homes (PH), GCW, Inc. respectfully submits the attached application package for a Conforming Zone Change. PH would like to develop 31 single family residential units on 4.95 acres, with a density of 6.26 du/ac. The minimum lot size of 3,815 sf, largest lot size if 6,671 sf, and the average lot size is 4,305 sf. There are only four lots that are less than 4,000 sf. These lots are lot numbers 3 (3,851 sf), 6 (3,815 sf), 11 (3,822 sf), and 14 (3,860 sf). They are less than 4,000 sf due to the turn around requirement by Clark County Fire Department. However, they are much larger than 3,300 sf as allowed by Title 30 under RS Planned Landuse.

The surrounding zonings for the project are as follows:

- The Planned Landuse to the North and West is RH (Residential High – From 8 to 18 du/ac) and a Zoning Classification of R-E (2 Units per Acre).
- The Planned Landuse to the East is RS (Residential Suburban up to 8 du/ac) and a Zoning Classification of R-E (2 Units per Acre).
- The Planned Landuse to the South is RS (Residential Suburban up to 8 du/ac) and a Zoning Classification of Medium Density Residential (8 Units per Acre) (R-2).

Pardee Homes would like to rezone this site to R-2 with a Planned Landuse of RS, which would be an extension of the zoning to the South of this parcel and a Planned Landuse to match the adjacent parcel to the East. The lot sizes and density mentioned above fit within the R-2 zoning. By rezoning this site to R-2, it does not have any negative impact on the adjacent neighbors.

We appreciate your consideration. Please give me a call at 702-804-2109 if you have any questions or concerns.

Cordially,

GCW, INC.

  
Brandi Reid  
Project Coordinator



5523-A067

February 12, 2019

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

**Re: Design Review**  
**APN No. 176-35-601-008 and 176-35-601-007**

To Whom It May Concern:

On behalf of our client, Pardee Homes (PH), GCW, Inc. respectfully submits the attached package for a Design Review, and Tentative Map for the above reference parcels.

Elevations:

The elevations submitted for your review were approved previously for different projects in the County. They were called Cirrus. They were successful developments, and PH would like to bring this product to this site. As with the previous developments, there will be four floor plans with three different elevations for each floor plan. Plan 1, Plan 2 and Plan 3 will be Modern Spanish, Desert Contemporary, and Nevada Living.

Floor Plan:

The floor plans mentioned above varies in square footages. Plan 1 consists of 2,014 square feet, Plan 2 consists of 2,350 square feet, Plan 3 consists of 2,424 square feet, and Plan 4 consists of 2,712 square feet. Each floor plan will have a minimum of three bedrooms and two and a half baths. The heights vary from 24.4 foot tall to 26.6 foot tall. They are all two stories.

Finished Grade:

Per Title 30.32.040(a)(9), and per Figure 30.32-1 Artificial grade, the maximum allowable finished above existing grade is 18 inches. We are asking for a maximum of 6-ft where 18 inches is allowed.

The existing terrain generally slopes from southwest to northeast across the parcel with a natural drainage outlet at the east and northeast corners of the site. There are flows in Erie, and to prevent flows from Erie entering the site, we have to provide a highpoint/hump at the entry to the project. After the highpoint/hump, we slope down as much as possible while meeting the AASHTO for site and breaking distances, we still cannot match existing grade. The grade different is due to the existing wash. PH does not wish to increase grade for view purposes.

Hammerhead Design:

Per Title 30.56.080(o), "approval of a Design Review application per Table 30.16-9 is required for residential subdivisions utilizing a hammerhead design as depicted in Uniform Standard Drawing Number 212.1.S1. As shown on the Tentative Map and Site Plan submitted with this application, PH would like to construct hammerhead in lieu of radius cul-de-sacs per Uniform Standard Drawing Number 212. The hammerhead will serve as a turn around at two locations. There are only eight (8) lot at each of the streets mentioned.

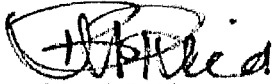


PH request these two hammerhead to be approved due to the constraint of the property. The property is encumbered by an existing 100-foot NV Energy easement. This easement is for the major transmission line that cannot be relocated. The site is losing approximately 17,000 square feet of land for this easement.

We respectfully request your approval of this Design Review Application. We appreciate your consideration. Please give me a call at 702-804-2109 if you have any questions or concerns.

Cordially,

GCW, INC.

A handwritten signature in black ink, appearing to read "Brandi Reid", written over a circular stamp or mark.

Brandi Reid  
Project Coordinator

04/03/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

WINDMILL LN/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-19-0147-NEMANI, ALEX:**

**ZONE CHANGE** to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the street intersection off-set.

**DESIGN REVIEWS** for the following: 1) a single family residential development, and 2) increase finished grade.

Generally located on the north side of Windmill Lane and approximately 605 feet east of Jones Boulevard within Enterprise (description on file). MN/sd/ja (For possible action).

---

**RELATED INFORMATION:**

**APN:**

176-12-401-013

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce a street intersection off-set to 82 feet where a minimum of 125 feet is required per Chapter 30.52 (a 34% reduction).

**DESIGN REVIEWS:**

1. A proposed single family residential development.
2. Increase the finished grade to 60 inches where 18 inches in the maximum per Section 30.32.040 (233% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 20
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 2,586/4,765
- Project Type: Single family residential development
- Number of Stories: 2

- Building Height (feet): 25
- Square Feet: 1,430/1,599/1,645
- Open Space Required/Provided (square feet): 4,000/4,139

### Site Plans

The plans depict a proposed single family residential development consisting of 20 residential lots on 2.5 acres at a density of 8 dwelling units per acre. All of the lots within the proposed subdivision will access Windmill Lane via private streets that are 38 feet wide with no sidewalks. Open space is required at 200 square feet per lot in the RUD zone and the proposed application requires a minimum of 4,000 square feet. The applicant is providing 4,139 square feet of open space on 1 centrally located lot. The plans also show a landscape area along Windmill Lane and along the private street entrance to the subdivision. Part of this request is to allow for an increase in grade to 60 inches along portions of the parcel.

### Landscaping

The plans show 4,139 square foot open space area (common element) located adjacent to private street C and throughout various sections in the proposed subdivision. A 15 foot wide landscape area with a detached sidewalk will be located along Windmill Lane with additional landscaping along the front private entrance street that connects with Windmill Lane. The landscape plan includes the planting of 15 gallon trees to be 20 feet on center along Windmill Lane for a total of 14 trees, with 6 trees to be planted along the private entrance street to the subdivision, along with shrubs to cover more than 50 percent of all landscape areas when mature.

### Elevations

The plans depict 2 story single family residences up to 25 feet in height. Each model will have pitched roofs with concrete tiles and stucco siding with exterior architectural enhancements.

### Floor Plans

The models range in size from 1,430 to 1,645 square feet with all models having minimum 2 car garages. The model homes have options for multiple bedrooms, den, guestroom, and family rooms.

### Applicant's Justification

The applicant proposes to develop an RUD zoned single family residential development consisting of 20 lots on a parcel that is currently zoned R-E. The applicant states that the parcel is surrounded on 3 sides by R-3 zoned properties, which were developed as individual lots. In addition, the applicant is requesting an increase in the finished grade up to 60 inches for Lots 16 through 20. According to the applicant, the grading for the site is constrained by existing conditions and drainage considerations. In addition, the applicant is requesting a waiver to allow for a reduction in the street intersection off-set from Windmill Lane and Private Street "B" to 82 feet where 125 feet is required.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, East & West	Residential High (18 du/ac)	R-3	Single family residences
South	Residential Suburban (8 du/ac)	R-2	Single family residences

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-19-0146	A vacation and abandonment of 33 foot wide government patent easements is a companion item on this agenda.
TM-19-500048	A tentative map consisting of 20 single family residential lots and common lots on 2.5 acres is a companion item on this agenda.

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Zone Change

The requested zone change conforms to the Enterprise Land Use Plan, which designated this area as Residential High Planned Land Use category. This Planned Land Use designation allows for a zoning designation for RUD. Density ranges within the RUD zoning category are dependent upon development and site design. Staff finds that the requested zone change to RUD zoning will be consistent to the current zoning districts to parcels with the north, east, and west. Staff finds this zone change is compatible with the surrounding area and will have no negative impact on the surrounding area. Therefore, staff can support this zone change request.

##### 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 #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 of the Comprehensive Master Plan which promotes projects that provide varied neighborhood design and/or innovative architecture. The proposed subdivision design is functional. Therefore, staff can support design review #1.

## **Public Works - Development Review**

### Waiver of Development Standards

Staff finds that the proposed subdivision can be redesigned to allow the minimum intersection spacing to be met.

### Design Review #2

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

### **Department of Aviation**

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

### **Staff Recommendation**

Approval of the zone change and design reviews; 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;
- 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 reviews must commence within 4 years of approval date or they will expire.

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

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

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Department of Aviation**

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

**Building Department - Fire Prevention**

- 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 #00070-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: STORYBOOK HOMES**

**CONTACT: LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLD 3-577, LAS VEGAS, NV 89134**







# LAND USE APPLICATION

# 26A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (1A) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (1B) <input type="checkbox"/> NONCONFORMING (12C) <input type="checkbox"/> USE PERMIT (1C) <input type="checkbox"/> VARIANCE (1D) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (1E) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ANNEXATION REQUEST (AR) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION REVIEW (AR)	<b>STAFF</b> DATE FILED: <u>2/15/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$ 1,725</u> CHECK #: <u>15844/cash</u> COMMISSIONER: <u>M-N</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>2C-19-0147</u> TABICAC: <u>Enterprise</u> TABICAC MTG DATE: <u>3/13</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/3/19</u> ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>R-4</u> NOTIFICATION RADIUS: <u>600</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	<b>PROPERTY OWNER</b> NAME: <u>ALEX NEMANI</u> ADDRESS: <u>1339 SCHYULER RD</u> CITY: <u>BEVERLY HILLS</u> STATE: <u>CA</u> ZIP: <u>90210</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>ALEXIANDSON@GMAIL.COM</u>	<b>APPLICANT</b> NAME: <u>STORYBOOK HOMES</u> ADDRESS: <u>3625 S. TOWN CENTER DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>877-7040</u> CELL: _____ E-MAIL: <u>CFERNANDEZ@SBHLV</u> (REF CONTACT ID #: _____)	<b>CORRESPONDENT</b> NAME: <u>LAS CONSULTING</u> ADDRESS: <u>1930 VILLAGE CENTER CIRCLE, BLDG 3-577</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: _____ E-MAIL: <u>STEWPLAN@GMAIL.COM</u> (REF CONTACT ID #: _____)

ASSESSOR'S PARCEL NUMBER(S): 176-12-401-013  
 PROPERTY ADDRESS and/or CROSS STREETS: WINDMILL & JONES  
 PROJECT DESCRIPTION: 20 LOTS SINGLE FAMILY RESIDENTIAL SUBDIVISION

I, the undersigned owner, do hereby certify that I am the owner(s) of record on the Tax Rolls of the property involved in this application, and, unless otherwise qualified to prepare this application under Clark County Code, that the information on the attached legal description, plat, and drawings attached hereto, and all the statements and answers contained herein are true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be held thereon. I do hereby authorize the Clark County Comprehensive Planning Department to designate to settle the permit and to install any required signs on said property for the applicant addressing the subject of the proposed application.

Property Owner (Signature): \_\_\_\_\_  
 Property Owner (Print): Alex Nemani

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

\*NOTE: Corporate declaration of authority for president, principal attorney or signature officer is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CITY NATIONAL BANK

AN RBC COMPANY



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

State of CALIFORNIA }
County of LOS ANGELES } SS.

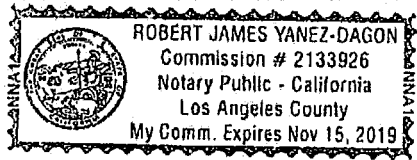
On 2/11/2019 before me, Robert James Yanez-Dagon, Notary Public
personally appeared Alex Nemani

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

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

WITNESS my hand and official seal.

Signature of Notary Public (Handwritten signature)



Place Notary Seal Above

OPTIONAL

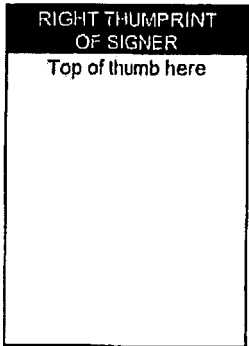
Though the data is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Land Use Application
Document Date: 2/11/19 Number of Pages: 2
Signer(s) Other Than Named Above: Alex Nemani

CAPACITY(IES) CLAIMED BY SIGNER

Signer's Name: Alex Nemani
Individual
Corporate Officer - Title(s):
Partnership - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



(098P)

*LAS Consulting, Inc.*  
*1930 Village Center Circle, Bldg 3, Suite 577*  
*Las Vegas, NV 89134*  
*(702) 499-6469-cell.*  
*(702) 946-0857-fax*

February 13, 2019

Steve De Merritt  
Clark County Current Planning  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: APN. 176-12-401-013

Dear Mr. De Merritt:

Please accept this letter as our project description and justification for a conforming zone change to RUD with a design review for the layout/house plans and to exceed the 18 inches above the grade. Two companion items-a tentative map and vacation and abandonment are being submitted in conjunction with this application. The project is as follows:

**Project Description:**

The subject parcel is currently zoned R-E and has a land use designation of RH/Residential High (8-18 units/acre) and is surrounded on three sides by R-3 zoned property developed as individual lots. Storybook Homes proposes to develop an RUD zoned single-family residential development. This is a request for a 20-lot residential subdivision on 2.5 gross acres, on lots ranging in size from 2592 to 4765 square feet. The site is located on the north side of Windmill Road, east of Jones Boulevard. The internal roadways will consist of 38-foot-wide private streets, with one stub street 32 feet in width.

We are requesting a Design Review for the site design, plus a design review per Title 30.32.040 a9...Elevation Difference. For Lots 16 thru 20 we are requesting to allow the finished grade of a structure to exceed 18" above the grade of an adjacent parcel up to 5 feet maximum. The grading for the site is constrained by existing conditions and drainage considerations, and therefore the design review to exceed the 18 inches above the grade is necessary.

The houses proposed for this site are all two story in height and vary in sizes of 1430,1599, and 1645 square feet. We believe this request will be an asset to the community, fits in with the area, and we respectfully request approval of this application.

Yours truly,

*Lucy Stewart*

Lucy Stewart