

# Enterprise Town Advisory Board

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

August 28, 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).

---

Board Members: Jenna Waltho – Chair  
Dave Chestnut  
Barris Kaiser – Vice Chair  
Kendal Weisenmiller

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

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

---

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes August 14, 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 August 28, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

VI. Planning & Zoning

1. **AR-19-400098 (WS-18-0266)-CORONADO LAND, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** for landscaping and screening in conjunction with a previously approved office building conversion with outside storage on 2.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the west side of Placid Street and south of Arby Avenue (alignment) within Enterprise. MN/nr/ma (For possible action) 09/04/19 BCC
2. **TM-19-500137-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:**  
**TENTATIVE MAP** consisting of 79 single family lots and common lots on 7.5 acres in an RUD (Residential Urban Density) Zone in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road and the south side of Meranto Avenue within Enterprise. JJ/rk/ja (For possible action) 09/04/19 BCC
3. **UC-19-0398-ABC HAVEN WEST INC:**  
**HOLDOVER USE PERMIT** to allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive street landscaping; and 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.  
**DESIGN REVIEW** for drive aisles and landscaping in conjunction with a multi-family development to the west on 16.5 acres in R-E (Rural Estates Residential), C-P (Office and Professional), and H-1 (Limited Resort and Apartment) Zones. Generally located on the west side of Haven Street and the south side of Mesa Verde Lane within Enterprise. MN/rk/ja (For possible action) 09/04/19 BCC
4. **VS-19-0535-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Chieftan Street (alignment), and between Meranto Avenue and Richmar Avenue (alignment); and portion of a right-of-way being Fort Apache Road located between Meranto Avenue and Richmar Avenue (alignment) within Enterprise (description on file). JJ/rk/ma (For possible action) 09/04/19 BCC
5. **ZC-19-0534-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:**  
**ZONE CHANGE** to reclassify 7.5 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.  
**USE PERMIT** for an attached (townhouse) planned unit development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce driveway distance from intersection; 2) reduce street intersection off-set; 3) allow modified private residential driveway design; 4) reduce the throat depth for a call box; 5) increase the number of dwelling units accessing an over length stub street; and 6) reduce width of a private street.

**DESIGN REVIEWS** for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the west side of Fort Apache Road and the south side of Meranto Avenue within Enterprise (description on file). JJ/rk/ja (For possible action) 09/04/19 BCC

6. **WS-19-0576-P N II INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for a reduced front setback in conjunction with a single family residential home on 0.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Jones Boulevard and the north side of Haleh Avenue within Enterprise. JJ/bb/ja (For possible action) 09/17/19 PC
  
7. **WS-19-0591-TLC RANCH LIVING TRUST & EGGLESTON TODD C & LISA TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with a single family residential home on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Eldorado Lane, approximately 136 feet east of Hinson Street within Enterprise. MN/bb/jd (For possible action) 09/17/19 PC
  
8. **UC-19-0590-A & A, LLC & GET IT GOING, LLC:**  
**USE PERMIT** for a vehicle maintenance facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced building setbacks; 2) reduce building separation to a residential use; 3) reduce the building height/setback; 4) reduce trash enclosure setback; 5) reduce parking; and 6) alternative landscaping.  
**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; and 2) a vehicle maintenance facility on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the south side of Blue Diamond Road, 200 feet west of Cameron Street within Enterprise. JJ/al/ja (For possible action) 09/18/19 BCC
  
9. **WC-19-400096 (TM-18-500216)-KB HOME LV CAMDEN, LLC:**  
**WAIVERS OF CONDITIONS** for a tentative map requiring: 1) applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision; and 2) applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road in conjunction with an approved single family residential subdivision on 5.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. JJ/sd/ja (For possible action) 09/18/19 BCC
  
10. **WC-19-400109 (WS-18-0896)-KB HOME LV CAMDEN, LLC:**  
**WAIVERS OF CONDITIONS** for a waiver of development standards requiring the following: 1) applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision; and 2) applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road in conjunction with an approved single family residential subdivision on 5.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. JJ/sd/ja (For possible action) 09/18/19 BCC

11. **WC-19-400110 (VS-18-0898)-KB HOME LV CAMDEN, LLC:**  
**WAIVERS OF CONDITIONS** of a vacation requiring the following: **1)** vacation shall not record prior to the applicant securing a private grant from the Bureau of Land Management; **2)** applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision; and **3)** applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road in conjunction with an approved single family residential subdivision on 5.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. JJ/sd/ja (For possible action) **09/18/19 BCC**
  
12. **WS-19-0584-SOUTHERN HILLS BAPTIST CHURCH:**  
**WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a minor subdivision for future development on 1.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Pebble Road and the east side of Torrey Pines Drive within Enterprise. JJ/lm/ja (For possible action) **09/18/19 BCC**
  
13. **ZC-19-0586-WARDS' IRREVOCABLE TRUST & WARD, JOSEPH L. JR TRS:**  
**ZONE CHANGE** to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for future development. Generally located on the north side of Landberg Avenue, 170 feet west of Valley View Boulevard within Enterprise (description on file). JJ/lm/jd (For possible action) **09/18/19 BCC**

VII. General Business

1. Review FY 2020 budget request(s) and take public input regarding suggestions for FY 2021 budget request(s). (For possible action)
  
2. Discuss Public Works meetings results with Dave Chestnut and Barris Kaiser. (for discussion only) |

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: September 11, 2019 at 6:00 p.m.

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



Applicant requested holds:

9. NZC-19-0528-SOUTHERN HIGHLANDS INVEST PTNRS:  
Applicant has requested a **HOLD** to Enterprise TAB meeting on September 11, 2019.
22. TM-19-500137-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:  
Applicant has requested a **HOLD** to Enterprise TAB meeting on August 28, 2019.
24. VS-19-0535-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:  
Applicant has requested a **HOLD** to Enterprise TAB meeting on August 28, 2019.
28. ZC-19-0534-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:  
Applicant has requested a **HOLD** to Enterprise TAB meeting on August 28, 2019.

Related applications:

2. NZC-19-0517-ME 250, LLC:
3. TM-19-500133-ME 250, LLC:
5. VS-19-0519-ME 250, LLC:
  
6. TM-19-500088-MAK ZAK, LLC:
7. VS-19-0387-BUFFALO WING, LLC:
8. ZC-19-0315-MAK ZAK, LLC:
  
11. NZC-19-0568-LH VENTURES, LLC:
13. TM-19-500151-LH VENTURES, LLC:
16. VS-19-0569-LH VENTURES, LLC:
  
12. TM-19-500140-DECATUR COMMONS, LLC:
15. VS-19-0544-DECATUR COMMONS, LLC:
19. WS-19-0541-DECATUR COMMONS, LLC:
  
20. DR-19-0546-CFT LANDS, LLC:
23. TM-19-500142-CFT LANDS, LLC:
  
25. VS-19-0572-BELTWAY BUSINESS PARK, LLC & NV LAS DEC, LLC:
31. ZC-19-0571-BELTWAY BUSINESS PARK, LLC & NV LAS DEC, LLC:
  
26. WC-19-400102 (ZC-0088-16)-LEWIS INVESTMENT COMPANY NEVADA, LLC:
27. WC-19-400104 (TM-0017-16)-LEWIS INVESTMENT COMPANY NEVADA, LLC:

Item 29 ZC-19-0547 will be heard after item 14 UC-19-0529.

V. Informational Items

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

Commissioner Justin Jones will host an Ice Cream Social on August 21, 2019, 5pm-7pm at Sweet Addiction – 5165 S. Ft Apache Rd, Suite 160. He invites folks to come and chat about what is happening in Commission District F.

Clark County Design Team members is seeking input on a future neighborhood park planned for the SW Corner of LeBaron Avenue and Lindell Road. They will host a meeting on August 20, 2109 at 6pm at the Clark County Public Works Field Operations – 9935 S. Jones Blvd.

Information and handouts were provided regarding the Southern Nevada Preparedness App, which can be downloaded for free on App Store or Google Play.

Clark County Community Resources Management is working on coordinating the Community Development Advisory Committee (CDAC) for 2019/2020 and will seek an appointed representative and alternate from the Enterprise TAB by early October. If interested, please contact Tiffany Hesser or Carmen Hayes.

VI. Planning & Zoning

1. **NZC-19-0504-GRAGSON SILVERADO, LLC:**  
**ZONE CHANGE** to reclassify 2.8 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.  
**USE PERMITS** for the following: 1) reduced separation from a convenience store to a residential use; 2) reduced separation from a gasoline station to a residential use; 3) reduced separation from a vehicle wash to a residential use; and 4) reduced the separation from an on-premises consumption of alcohol establishment (tavern) to a residential use.  
**DESIGN REVIEWS** for the following: 1) commercial center with convenience store, gasoline station, vehicle wash, and tavern; 2) alternative parking lot landscaping; and 3) increase finished grade. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/pb/ma (For possible action)  
**08/20/19 PC**

Motion by David Chestnut

Action:

**APPROVE** Zone Change reduced to C-1.

**APPROVE** Use Permits #s 1,2 and 3;

**Deny** Use Permit # 4.

**APPROVE** Design Review #1 for commercial center with convenience store, gasoline station and vehicle wash minus the tavern.

**APPROVE** Design Review #s 2 and 3

**ADD** Current Planning Conditions:

- Design Review as a public hearing for lighting and signage;
- Design Review as a public hearing for significant changes to plans;
- Provide cross access to properties to the west and south.

Per staff if approved conditions.

Motion **PASSED** (4-1) / Kaiser - nay

2. **NZC-19-0517-ME 250, LLC:**

**ZONE CHANGE** to reclassify 5.1 acres from R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone.

**USE PERMIT** for an attached (townhouse) planned unit development.

**DESIGN REVIEW** for an attached single family residential planned unit development. Generally located on the west side of Rainbow Boulevard (alignment) and the north side of Erie Avenue (alignment) within Enterprise (description on file). JJ/md/ma (For possible action) **08/20/19 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

**ADD** Current Planning Conditions:

- Design Review as a public hearing for signage;
- Design Review as a public hearing for significant changes to plans;
- Obtain a letter from Republic Services for trash pick-up type desired.

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

3. **TM-19-500133-ME 250, LLC:**

**TENTATIVE MAP** consisting of 47 single family residential lots and common lots on 5.1 acres in an RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone. Generally located on the west side of Rainbow Boulevard (alignment) and the north side of Erie Avenue (alignment) within Enterprise (description on file). JJ/md/ma (For possible action) **08/20/19 PC**

Motion by David Chestnut

Action: **APPROVE** per map presented to the TAB on August 14,2019.

Per staff conditions.

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

4. **VS-19-0490-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Rainbow Boulevard and Redwood Street within Enterprise (description on file). MN/jym/ma (For possible action) **08/20/19 PC**

Motion by David Chestnut

Action: **NO RECOMMENDATION** applicant was a no show.

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

5. **VS-19-0519-ME 250, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard (alignment) and Ketchikan Street (alignment), and between Erie Avenue (alignment) and Levi Avenue (alignment) within Enterprise (description on file). JJ/md/ma (For possible action) **08/20/19 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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



6. **TM-19-500088-MAK ZAK, LLC:**  
**HOLDOVER TENTATIVE MAP** consisting of 70 single family residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Buffalo Drive and north side of Camero Avenue within Enterprise. JJ/sd/ja (For possible action) **08/21/19 BCC**

Motion by David Chestnut  
Action: **DENY**.  
Motion **PASSED** (5-0) /Unanimous

7. **VS-19-0387-BUFFALO WING, LLC:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Shelbourne Avenue (alignment) and Camero Avenue (alignment) and Buffalo Drive and Miller Lane within Enterprise (description on file). JJ/sd/ma (For possible action) **08/21/19 BCC**

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

8. **ZC-19-0315-MAK ZAK, LLC:**  
**HOLDOVER ZONE CHANGE** to reclassify 10.0 acres from R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (RNP-1) to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow over-length cul-de-sacs (previously not notified); and **2)** modified street standards.  
**DESIGN REVIEWS** for the following: **1)** hammerhead street design (previously not notified); and **2)** single family residential development. Generally located on the west side of Buffalo Drive and north side of Camero Avenue within Enterprise (description on file). JJ/sd/ja (For possible action) **08/21/19 BCC**

Motion by David Chestnut  
Action:  
**APPROVE** Holdover Zone Change;  
**APPROVE** Waiver of Development Standards;  
**DENY** Design Review.  
ADD Current Planning Condition:  

- 10,000 sq. ft. or greater lots abutting the RNP-1 to the south and west;
- Design Review as a public hearing for significant changes to plans;
- Minimum lot size 4000 Sq. Ft or greater.

**CHANGE** Public Works – Development Review bullet #3 to read:  

- Full off-site improvements for Buffalo Dr. and Shelbourne Ave.

**ADD** Public Works – Development Review condition:  

- Miller Ln. and Camero Ave. to be developed to rural road standards.

Per staff if approved conditions.  
Motion **PASSED** (4-1) / Kaiser – nay

9. **NZC-19-0528-SOUTHERN HIGHLANDS INVEST PTNRS:**  
**ZONE CHANGE** to reclassify a 7.1 acre portion of an 11.5 acre site from C-2 (General Commercial) P-C (Planned Community Overlay District) Zone and H-1 (Limited Resort and

Apartment) P-C (Planned Community Overlay District) Zone to R-5 (Apartment Residential) P-C (Planned Community Overlay District) Zone for a multiple family development.

**VARIANCE** to allow tandem parking spaces.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking lot landscaping; and **2)** reduce landscape planter dimensions.

**DESIGN REVIEWS** for the following: **1)** multiple family development; **2)** alternative landscaping (diamond planters); and **3)** signage. Generally located on the east side of Southern Highlands Parkway and the north side of Robert Trent Jones Lane (alignment) within Enterprise (description on file). JJ/md/ma (For possible action) **09/03/19 PC**

Applicant has requested a **HOLD** to Enterprise TAB meeting on September 11, 2019.

10. **NZC-19-0539-CREMEN FAMILY TRUST & CREMEN FRANK J & LYNN TRS:**  
**ZONE CHANGE** to reclassify 0.8 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow an attached sidewalk; and **2)** reduce driveway distance from the intersection.  
**DESIGN REVIEW** for a proposed commercial tavern. Generally located on the north side of Silverado Ranch Boulevard and the west side of Arville Street within Enterprise (description on file). JJ/rk/ja (For possible action) **09/03/19 PC**

Motion by Barris Kaiser

Action: **DENY**.

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

11. **NZC-19-0568-LH VENTURES, LLC:**  
**ZONE CHANGE** to reclassify 20.0 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-1 (Single Family Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; and **2)** increase wall height.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located on the west side of Montessouri Street and the south side of Camero Avenue within Enterprise (description on file). JJ/rk/ma (For possible action) **09/03/19 PC**

Motion by David Chestnut

Action: **DENY**.

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

12. **TM-19-500140-DECATUR COMMONS, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 5.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone for a proposed retail commercial center. Generally located on the east side of Decatur Boulevard and the north side of the 215 Beltway within Enterprise. MN/sd/ja (For possible action) **09/03/19 PC**

Motion by Paul Nimsuwan

Action: **APPROVE** per staff conditions.

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

13. **TM-19-500151-LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 97 residential lots on 20.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Montessouri Street and the south side of Camero Avenue within Enterprise. JJ/rk/ma (For possible action) **09/03/19 PC**

Motion by David Chestnut  
Action: **DENY**.  
Motion **PASSED** (5-0) /Unanimous

14. **UC-19-0529-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**USE PERMIT** for a proposed day care facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow modified driveway design standards; and **2)** reduce driveway distances from intersection.  
**DESIGN REVIEWS** for the following: **1)** a proposed daycare facility; and **2)** increase grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Starr Avenue and Gilespe Street within Enterprise, MN/sd/ja (For possible action) **09/03/19 PC**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Current Planning Conditions:

- Design Review as a public hearing for lighting and signage;
- Design Review as a public hearing for significant changes to plans;
- Strike Current Planning Bullet #1.

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

15. **VS-19-0544-DECATUR COMMONS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and 215 Beltway and between Decatur Boulevard and Ullom Drive within Enterprise (description on file). MN/sd/ja (For possible action) **09/03/19 PC**

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

16. **VS-19-0569-LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tenaya Way and Montessouri Street, and between Wigwam Avenue and Camero Avenue within Enterprise (description on file). JJ/tk/ma (For possible action) **09/03/19 PC**

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

17. **VS-19-0570-CFT LANDS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue and Cactus Avenue, and between Torrey Pines Drive (alignment) and Jones Boulevard within Enterprise (description on file). JJ/tk/ma (For possible action) **09/03/19 PC**

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

18. **WS-19-0540-KB HOME LV CUMBERLAND RANCH, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce side street (corner) setback; and 2) reduce setback from right-of-way for a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located 1,049 feet east of Fort Apache Road, approximately 159 feet southwest of Gary Avenue within Enterprise. JJ/sd/ja (For possible action) **09/03/19 PC**

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

19. **WS-19-0541-DECATUR COMMONS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative driveway geometrics; 2) over-length cul-de-sac; and 3) reduce egress radius in conjunction with a commercial center on 5.6 acres in an M-D (design Manufacturing) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the north side of the 215 Beltway within Enterprise. MN/sd/ja (For possible action) **09/03/19 PC**

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

20. **DR-19-0546-CFT LANDS, LLC:**  
**DESIGN REVIEW** for a proposed single family residential development on a 6.6 acre portion of a 15.0 acre site in an R-1 (Single Family Residential) Zone. Generally located on the north side of Starr Avenue, 300 feet east of La Cienega Street within Enterprise. MN/rk/ma (For possible action) **09/04/19 BCC**

Motion by Jenna Waltho  
Action: **APPROVE**  
ADD Current Planning Condition:  
• No 3 story homes  
Per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

21. **ET-19-400103 (VS-0472-17)-LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Hualapai Way (alignment) and Conquistador Street (alignment) and between Serene Avenue (alignment) and Oleta Avenue (alignment) within Enterprise (description on file). JJ/pb/ma (For possible action) **09/04/19 BCC**

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

22. **TM-19-500137-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:**  
**TENTATIVE MAP** consisting of 79 single family lots and common lots on 7.5 acres in an RUD (Residential Urban Density) Zone in the MUD-3 Overlay District. Generally located on the west

side of Fort Apache Road and the south side of Meranto Avenue within Enterprise. JJ/rk/ja (For possible action) **09/04/19 BCC**

Applicant has requested a **HOLD** to Enterprise TAB meeting on August 28, 2019.

23. **TM-19-500142-CFT LANDS, LLC:**  
**TENTATIVE MAP** consisting of 29 residential lots on a 6.6 acre portion of a 15.0 acre site in an R-1 (Single Family Residential) Zone. Generally located on the north side of Starr Avenue, 300 feet east of La Cienega Street within Enterprise. MN/rk/ma (For possible action) **09/04/19 BCC**

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

24. **VS-19-0535-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Chieftan Street (alignment), and between Meranto Avenue and Richmar Avenue (alignment); and portion of a right-of-way being Fort Apache Road located between Meranto Avenue and Richmar Avenue (alignment) within Enterprise (description on file). JJ/rk/ma (For possible action) **09/04/19 BCC**

Applicant has requested a **HOLD** to Enterprise TAB meeting on August 28, 2019.

25. **VS-19-0572-BELTWAY BUSINESS PARK, LLC & NV LAS DEC, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Badura Avenue and 215 Beltway, and between Jones Boulevard and Lindell Road, and a portion of a right-of-way being Badura Avenue located between Corporate Plaza Drive and Lindell Road, Lindell Road located between Badura Avenue and 215 Beltway, and Maule Avenue located between Corporate Plaza Drive and Jones Boulevard within Enterprise (description on file). MN/jt/xx (For possible action) **09/04/19 BCC**

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

26. **WC-19-400102 (ZC-0088-16)-LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring right-of-way dedication to include 45 feet to back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrel in conjunction with a single family residential development in an R-2 (Medium Density Residential) zone. Generally located on the north side of Gomer Road (alignment) and the east side of Conquistador Street (alignment) within Enterprise. JJ/nr/ja (For possible action) **09/04/19 BCC**

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

27. **WC-19-400104 (TM-0017-16)-LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**WAIVER OF CONDITIONS** of a tentative map requiring right-of-way dedication to include 45 feet to back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrel for a single family residential subdivision consisting of 83 single family residential lots and common lots on 10.4 acres in an R-2 (Medium Density Residential) zone. Generally located on the north side of Gomer Road (alignment) and the east side of Conquistador Street (alignment) within Enterprise. JJ/nr/ja (For possible action) **09/04/19 BCC**

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

28. **ZC-19-0534-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:**  
**ZONE CHANGE** to reclassify 7.5 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone in the MUD-3 Overlay District.  
**USE PERMIT** for an attached (townhouse) planned unit development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce driveway distance from intersection; **2)** reduce street intersection off-set; **3)** allow modified private residential driveway design; **4)** reduce the throat depth for a call box; **5)** increase the number of dwelling units accessing an over length stub street; and **6)** reduce width of a private street.  
**DESIGN REVIEWS** for the following: **1)** an attached single family residential planned unit development; and **2)** increased finished grade. Generally located on the west side of Fort Apache Road and the south side of Meranto Avenue within Enterprise (description on file). JJ/rk/ja (For possible action) **09/04/19 BCC**

Applicant has requested a **HOLD** to Enterprise TAB meeting on August 28, 2019.

29. **ZC-19-0547-DIADEM, LLC:**  
**ZONE CHANGE** to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone for a proposed commercial development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce required landscape area; and **2)** alternative driveway geometrics.  
**DESIGN REVIEW** for a commercial development on 2.4 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise (description on file). JJ/sd/ma (For possible action) **09/04/19 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
ADD Current Planning Conditions:

- Design Review as a public hearing for lighting and signage;
- Design Review as a public hearing for significant changes to plans.
- Establish cross access with APN 176-13-801-025

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

30. **ZC-19-0566-PLACID STREET DEVELOPMENT, LLC:**  
**ZONE CHANGE** to reclassify 4.0 acres from R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.  
**USE PERMIT** for a truck staging area.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative parking lot landscaping.  
**DESIGN REVIEW** for a truck staging area/parking lot on 6.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of George Crockett Road and the east side of La Cienega Street within Enterprise. MN/sd/ma (For possible action) **09/04/19 BCC**

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

31. **ZC-19-0571-BELTWAY BUSINESS PARK, LLC & NV LAS DEC, LLC:**  
**ZONE CHANGE** to reclassify 4.9 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone and to reclassify 7.0 acres from C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone.  
**USE PERMIT** for a communication tower.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a non-subdued exterior accent color; **2)** allow a horizontal roofline without architectural articulation; **3)** increase wall height; **4)** allow monotonous block walls; **5)** allow ground-mounted up-lighting; **6)** allow alternative street landscaping (no trees); **7)** waive parking lot landscaping; **8)** alternative trash enclosures; and **9)** signage.  
**DESIGN REVIEWS** for the following: **1)** data center on a portion of 50.0 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone; **2)** signage; **3)** communication tower; and **4)** increase finished grade. Generally located on the north side of Badura Avenue, east side of Jones Boulevard, south side of the 215 Beltway, and west side of Lindell Road within Enterprise (description on file). MN/jt/ma (For possible action) **09/04/19 BCC**

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

VII. General Business:

1. Appoint one Enterprise Town Advisory Board member to the Technical Advisory Committee (TAC) associated with the Stadium District Land Use & Transportation Study. (For possible action)

Motion by Jenna Waltho  
Action: **Nominate Barris Kaiser** for the Technical Advisory Committee (Stadium District Land Use and Transportation Study).  
Motion **PASSED** (5-0) /Unanimous

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be August 28, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho  
Adjourn meeting at 9:08 p.m.  
Motion **PASSED** (5-0) / Unanimous

DRAFT



LANDSCAPING  
(TITLE 30)

PLACID ST/ARBY AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-19-400098 (WS-18-0266)-CORONADO LAND, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** for landscaping and screening in conjunction with a previously approved office building conversion with outside storage on 2.3 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the west side of Placid Street and south of Arby Avenue (alignment) within Enterprise. MN/nr/ma (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-04-801-005

**WAIVER OF DEVELOPMENT STANDARDS:**

Waive buffer adjacent to a less intensive use along the north property line where required per Figure 30.64-11.

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7145 Placid Street
- Site Acreage: 2.3
- Project Type: Landscaping and screening
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 3,557
- Parking Required/Provided: 11/23

**History & Request**

In June 2017, the Board of County Commissioners approved use permits for an office as a principal use and to waive the paving requirement for outside storage. Waivers of development standards to reduce the setback for an accessory structure, landscaping and screening requirements, trash enclosure requirements, paved parking areas, and non-standard commercial driveways were also approved in conjunction with a waiver of conditions for full off-site

improvements and a design review for an office building conversion and outside storage yard. In 2018 the applicant requested to waive the required buffer adjacent to a less intensive use along the north property line, which includes a 5.5 foot wide landscape area and a 6 foot high decorative block wall. The waiver request was approved with a 1 year review.

**Site Plans**

The previously approved plans depict an existing 3,557 square foot single family residence to be converted into an office with an existing accessory structure (shed) which is located 5 feet 8 inches from the west property line and 110 feet from the north property line. Access to the site is from 3 driveways from Placid Street; 2 are existing residential access driveways with an additional paved driveway adjacent to the north property line. South and northeast of the building are 2 restricted areas that are not a part of the outside storage or parking area. There are 23 paved employee parking spaces located east of the building. The dumpsters, container, secured parking for drill rigs and company trucks, and outside storage are located to the north and west of the building. The outside storage area is located 36 feet from the west property line and screened by an 8 foot high chain-link fence. The westerly secured parking area and storage area will be covered with chipped/recycled asphalt product. The access driveway from Placid Street will be paved to the outside storage area, dumpster, container, and secured parking areas.

**Previous Conditions of Approval**

Listed below are the approved conditions for WS-18-0266:

**Current Planning**

- Until June 7, 2019 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Applicant's Justification**

The applicant requests a review of the waiver of development standards application to remove the time limit for the installation of landscaping on the north portion of the property. The applicant indicates that they now own the property to the north and the newly installed drainage ditch is sufficient for separation with the property to the north.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-18-0266	Waived landscaping and screening	Approved by BCC	May 2018
ET-18-400059 (UC-0108-17)	Reviewed a waiver of development standards to landscaping and screening requirements, non-standard commercial driveways, and a waiver of conditions for full off-site improvements	Approved by BCC	April 2018
VS-18-0172	Vacated and abandoned government patent easements and a public drainage easement	Approved by BCC	April 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0108-17	Use permits for office as a principal use; and waive paving requirement for outside storage; waivers of development standards to reduce the setback for an accessory structure; landscaping and screening; trash enclosure; paved parking area; and waive off-site improvements (commercial driveways); waivers of conditions of a nonconforming zone change (NZC-0505-08); construct full off-sites, excluding street lights; and design review for an office building conversion with outside storage	Approved by BCC	June 2017
NZC-0505-08 (ET-0132-10)	First extension of time to reclassify the property with use permits, waivers of development standards, and design review – approval was subject to removing the time limit on the zone change; use permits, waivers of development standards, and design review – expired	Approved by BCC	October 2010
VS-0719-08 (ET-0129-10)	First extension of time to vacated and abandoned patent easements – recorded	Approved by PC	October 2010
TM-0140-08	Industrial subdivision for 1 lot - expired	Approved by PC	September 2008
VS-0719-08	Vacated patent easements along the boundary of the parcels	Approved by PC	September 2008
NZC-0505-08	Reclassified R-E to M-D zoning; special use permit for offices as a principal use, experimental laboratory, increased building height, and a day care facility; waivers of development standards for alternative landscaping, reduce setbacks, day care facility not on a collector or arterial street, and off-site improvements (streetlights), and design review for office and warehouse with laboratory and day care facility development	Approved by BCC	August 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & C-1	Developed single family residence & office building
South	Business and Design/Research Park	R-E	Developed single family residences
East	Business and Design/Research Park	M-D	Developed office warehouse

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Business and Design/Research Park	R-E	Developed single family residences & 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 for an application for review 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 since the original approval.

Since approval of the waiver of development standards in May 2018, the improvements on the site have been completed and the use has commenced. There have been no complaints filed with Clark County Public Response. Staff can support this review since the newly installed drainage ditch will act as a buffer between the 2 parcels of common ownership.

**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**

- Remove the time limit.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: CORONADO LAND, LLC**

**CONTACT: CORONADO LAND LLC, 7150 PLACID ST, LAS VEGAS, NV 89119**

**DRAFT**





# LAND USE APPLICATION 1A

## 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 type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) WS-18-0266 (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>7/8/2019</u> APP. NUMBER: <u>AR-19-400098</u> PLANNER ASSIGNED: <u>NICOLE RUSSELL</u> TAB/CAC: <u>ENTERPRISE</u> ACCEPTED BY: <u>LMN</u> TAB/CAC MTG DATE: <u>8/28/19 TIME: 6pm</u> FEE: <u>\$475</u> PC MEETING DATE: _____ CHECK #: <u>42727</u> BCC MEETING DATE: <u>9/4/2018</u> COMMISSIONER: <u>MN</u> ZONE / AE / RNP: <u>M-D</u> OVERLAY(S)? <u>N/A</u> PLANNED LAND USE: <u>ENTRDRP</u> PUBLIC HEARING? <u>Y</u> N      NOTIFICATION RADIUS: <u>500'</u> SIGN? <u>Y</u> N TRAILS? <u>Y</u> N      PFNA? <u>Y</u> N      LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____      COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Coronado Land, LLC c/o Gregory DeSart</u> ADDRESS: <u>7150 Placid Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>7023651001</u> CELL: <u>7022341703</u> E-MAIL: <u>greg.desart@gesnevada.com</u>
	<b>APPLICANT</b>	NAME: <u>Same as Property Owner</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>Same as Property Owner</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-04-801-005  
 PROPERTY ADDRESS and/or CROSS STREETS: 7145 Placid Street, Las Vegas, NV 89119  
 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.

[Signature]  
 Property Owner (Signature)\*

Gregory DeSart  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 1, 2019 (DATE)  
 By Gregory DeSart

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.



*We make the ground  
work for you...®*

**PROVIDING**

- Geotechnical Engineering
- Construction Materials Testing & Inspections
- Environmental Services
- Ground Source Heat Exchange
- Thermal Conductivity Testing
- IAS Accredited
- AASHTO Accredited Testing Laboratory

July 3, 2019

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

Re: WS-18-0266 Justification Letter for Application for Review as a Public Hearing,  
2.27 Acre Parcel at 7145 Placid Street, Las Vegas Nevada 89119  
(APN 177-04-801-005)

**To Whom It May Concern:**

This letter is intended to provide justification and supplemental information in support of an Application for Review as a public hearing for the Land Use Application to waive the landscaping and screening along the north property line at the above referenced property.

On May 24, 2018, a Notice of Final Action (NOFA) was issued regarding WS-18-0266 that allowed waiving the landscaping and screening along the north property line at the above referenced property. Coronado Land, LLC owns both the subject parcel and the adjoining parcel to the north (APN 177-04-702-011). As part of this approval a June 7, 2019 (see attached email from CCCP and NOFA letter dated May 2, 2018), date for review as a public hearing was established as a condition of approval.

Since that time, related improvements on the site have been approved, commenced, and completed in accordance with Clark County requirements. These improvements have included a drainage ditch between the subject property and the adjoining property to the north (see attached aerial photograph showing the location). Considering that the two adjoining parcels are owned by the same entity and that the parcels are separated by the approved drainage ditch, landscaping and screening is still not needed between the two parcels.

Based on this information, we are requesting to extend the approval of this condition and to remove any future timeframe for this approval.

We greatly appreciate your approval of this request.

Sincerely,

Gregory P. DeBart  
Coronado Land LLC  
7145 Placid Street  
Las Vegas, Nevada 89119



FORT APACHE & MERANTO TOWNHOMES  
(TITLE 30)

FORT APACHE RD/MERANTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-19-500137-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:**

**TENTATIVE MAP** consisting of 79 single family lots and common lots on 7.5 acres in an RUD (Residential Urban Density) Zone in the MUD-3 Overlay District.

Generally located on the west side of Fort Apache Road and the south side of Meranto Avenue within Enterprise. JJ/rk/ja (For possible action)

RELATED INFORMATION:

**APN:**

176-19-701-011; 176-19-701-012; 176-19-701-014

**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: 7.5
- Number of Lots: 79
- Density (du/ac): 10.6
- Minimum/Maximum Lot Size: 1,746/3,731
- Project Type: Attached (townhouse) planned unit development

The plans depict a gated attached single family residential development consisting of 79 lots and 9 common lots on a 7.5 acre site. The density of the overall site is shown at 10.6 dwelling units per acre. The lots sizes will range from 1,746 square feet to 3,731 square feet. The development is made up of 4, 5, 6, and 7 plex buildings designed around 26 foot wide private roadways. The residences will have front loaded garages with 20 foot long driveways. A network of common open spaces is located throughout the development which will include on-site pedestrian paths, recreational areas, future amenities such as a clubhouse, and pool located on near the front entry of the development. Parking will consist of garage parking for residents and surface parking for visitors. The total off-street visitor parking provided is 42 spaces where 32 spaces are required. Approximately 9 spaces of the 42 spaces of visitor parking are depicted as parallel spaces, and the other 33 spaces are shown as designated parking spaces. Access to the subdivision is from Fort Apache Road to the east, and Meranto Avenue to the north.

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
South	Public Facilities	R-E	Undeveloped
East	Residential Medium (3 du/ac to 14 du/ac)	RUD	Compact single family residential development
West	Residential Suburban (Up to 8 du/ac) & Public Facilities	R-E	Undeveloped

### Related Applications

Application Number	Request
VS-19-0535	A vacation and abandonment of patent easements and a 5 foot wide portion of Fort Apache Road to accommodate a detached sidewalk is a companion item on this agenda.
ZC-19-0534	A zone change to reclassify this site to an RUD zone for an attached (townhouse) planned unit 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;

- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Meranto Avenue, 45 feet to the back of curb for Fort Apache Road, and associated spandrels;
- Applicant shall apply for any BLM right-of-way grants that are needed for roadway or drainage purposes.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way or dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved street names.

**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 submit plans for review and approval prior to installing any gates, speed humps (speed humps 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@clearwaterteam.com](mailto:sewerlocation@clearwaterteam.com) and reference POC Tracking #0240-2019 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:  
APPROVALS:  
PROTESTS:

APPLICANT: MOSAIC RED  
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCIIO DRIVE, SUITE 17,  
LAS VEGAS, NV 89106





# TENTATIVE MAP APPLICATION 2A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>	<b>STAFF</b>	DATE FILED: <u>7-9-19</u>	APP. NUMBER: <u>TM. 19. 500137</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC: <u>Enterprise</u>
		ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>8/14/19</u> TIME: <u>6:00</u>
		FEE: <u>\$ 750.00</u>	PC MEETING DATE: _____
		CHECK #: <u>1098</u>	BCC MEETING DATE: <u>9/4/19 9:00A</u>
		COMMISSIONER: <u>JJ.</u>	ZONE / AE / RNP: <u>R-3</u>
		OVERLAY(S)? <u>MUD 3</u>	PLANNED LAND USE: <u>Ent RH</u>
		TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	PFNA? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N
			NOTES: _____

<b>PROPERTY OWNER</b>	NAME: <u>Investor Equity Homes LLC/Mosaic Land Fund LLC/Vision Commercial One LLC</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u>
-----------------------	--

<b>APPLICANT</b>	NAME: <u>Mosaic Red</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____
------------------	--

<b>CORRESPONDENT</b>	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-011, 012; & 014

PROPERTY ADDRESS and/or CROSS STREETS: Meranto and Fort Apache  
 TENTATIVE MAP NAME: Fort Apache and Meranto Townhomes  
 NUMBER OF LOTS: 79 GROSS/NET ACREAGE 7.5 GROSS/NET DENSITY 10.53

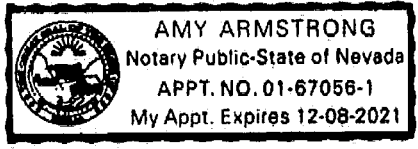
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 1, 2019 (DATE)  
 By Vincent Schettler

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.



---

April 30, 2019

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

**RE: Meranto Townhomes -  
Tentative Map Consent to Extension of Time Limit**

On behalf of our client, Mosaic Red, 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 Zone Change, Waiver of Standards and 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**

A handwritten signature in black ink, appearing to be 'Chris Thompson', written over the printed name and title.

Chris Thompson, P.E.  
Principal

09/04/19 BCC AGENDA SHEET

ACCESSORY USE PRIOR TO PRINCIPAL USE  
(TITLE 30)

UPDATE  
HAVEN ST/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0398-ABC HAVEN WEST INC:**

**HOLDOVER USE PERMIT** to allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive street landscaping; and 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.

**DESIGN REVIEW** for drive aisles and landscaping in conjunction with a multi-family development to the west on 16.5 acres in R-E (Rural Estates Residential), C-P (Office and Professional), and H-1 (Limited Resort and Apartment) Zones.

Generally located on the west side of Haven Street and the south side of Mesa Verde Lane within Enterprise. MN/rk/ja (For possible action)

RELATED INFORMATION:

**APN:**

177-09-401-008; 177-09-401-009; 177-09-401-011; 177-09-401-012; 177-09-401-015 through 177-09-401-017; 177-09-401-020 through 177-09-401-021; 177-09-402-002; 177-09-402-004; 177-09-402-005; 177-09-402-006

**USE PERMIT:**

Allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Waive street landscaping requirements where 6 foot wide landscaping is required along Haven Street and Mesa Verde Lane per Figure 30.64-13 (a 100% reduction).
  - b. Waive street landscaping requirements where a 15 foot wide landscaping with a detached sidewalk is required along Windmill Lane per Figure 30.64-17 or 30.64-18 (a 100% reduction).
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Haven Street and Mesa Verde Lane where required per Section 30.52.050.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8021 Haven Street
- Site Acreage: 16.5
- Project Type: Accessory uses prior to the principal use

History/Site Plan

Recently, 2 multi-family residential projects totaling 10 acres have been approved on the east side of Giles Street between Mesa Verde Lane and Windmill Lane. The first approval (UC-0061-17) occurred in 2017 and the second approval (UC-18-0454) occurred in 2018. The applicant has now acquired most of the land east of the multi-family sites and is requesting to add drive aisles on the east side of the project to make the development more accessible for both vehicular and pedestrian traffic.

Since the proposed drive aisles and landscaping are on portions of undeveloped land to the east, a special use permit is required in order to allow these uses prior to a principal use. These properties that are east of the approved multi-family developments are planned for commercial and medium density residential uses. More specifically, the southern portion of this site (approximately 380 feet) adjacent to Windmill Lane is planned for Commercial Neighborhood and Commercial General uses, while the remainder of the properties to the north are planned for Suburban Residential uses.

The plans depict a 25 foot wide driveway that connects to Windmill Lane and runs north behind one of the multi-family projects, then connects to a drive aisle that leads out to Giles Street to the west. There is also a second 43 foot wide driveway that connects to Mesa Verde Lane that runs south behind the other multi-family project and terminates into a cul-de-sac. Additionally, the applicant is requesting to temporarily waive (defer) street landscaping and full off-site improvements as part of this application.

Landscaping

Along both sides of the drive aisles the plans depict pedestrian plazas which include hardscape and landscaping with corresponding pedestrian furnishings. All areas consist of a combination of live landscaping and enhanced pavers. No public street landscape planters are being proposed at this time.

Applicant's Justification

The applicant indicates with acquiring most of the land east of the multi-family sites, they wish to add drive aisles at the rear (east) side of the project to provide better circulation. Also, the applicant is requesting to defer off-site improvements and landscaping along public street frontage, until a future buyer develops the remaining portion of the site.



**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0454	Multiple family residential development and waivers for the front setback, increased height, and height/setback ratio adjacent to single family residential use on 5 acres	Approved by BCC	December 2018
VS-18-0460	Vacated and abandoned patent easements on the property and 5 feet of right-of-way for detached sidewalks	Approved by BCC	December 2018
UC-0061-17	Multiple family residential development and waivers for the front setback, corner side setback, increased height, and height/setback ratio adjacent to single family residential use on 5 acres	Approved by PC	March 2017
VS-0062-17	Vacated and abandoned a portion of a right-of-way being Santoli Avenue between Giles Street and Haven Street, a portion of a right-of-way being Giles Street between Santoli Avenue and Windmill Lane, and government patent easements	Approved by PC	March 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Office Professional	H-1 & R-E	Undeveloped & single family residences
South	Office Professional	H-1 & R-E	Office building & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial Neighborhood	R-E (RNP-I) & CRT	Approved place of worship, single family residences & undeveloped
West	Commercial Tourist	H-1, C-2 & C-1	Undeveloped, mini-warehouse facility & communications building

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Use Permit & Design Review**

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 by adding the drive aisles at the rear (east) side of both projects make the development more accessible for both vehicular and pedestrian traffic. Furthermore, these

additional driveways help alleviate traffic congestion from main entry points into the development. The proposed drive aisles depict pedestrian plazas which include hardscape and landscaping with corresponding pedestrian furnishings. The enhanced pedestrian realm provided along these driveways also comply with Urban Specific Policy 17 which encourages comprehensive pedestrian circulation systems that include provisions for paths in new and existing rights-of-way and/or easements. Therefore, staff can support the proposed request with the stipulation that this support does not constitute approval of any future development on the remaining eastern portions of the site.

#### 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 has no objection to temporarily waiving the landscaping requirements along the public street frontages, since there are no immediate development plans for the eastern portions of the properties. Therefore, staff recommends approval of this portion of the request.

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

##### Waiver of Development Standards #2

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

#### **Staff Recommendation**

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

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

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

##### **Current Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this request does not constitute approval of any future development on the remaining eastern portions of the site; that 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**

- **Right-of-way dedication of 30 feet to Haven Street, 30 feet for Mesa Verde Lane, and associated spandrel;**
- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

**Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that compliance is not indicated by the submitted drawing.

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

- Applicant is advised that there are active septic permits on APNs 177-09-401-009, 177-09-401-017, and 177-09-401-021; to connect to municipal sewer and remove or abandon the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the systems have been properly removed or abandoned.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 3 cards**

**COUNTY COMMISSION ACTION:** July 3, 2019 – HELD – To 07/17/19 – per the applicant.

**COUNTY COMMISSION ACTION:** July 17, 2019 – HELD – To 08/07/19 – per the applicant.

**COUNTY COMMISSION ACTION:** August 7, 2019 – HELD – To 09/04/19 – per the applicant.

**APPLICANT:** ABC PARADISE, LLC

**CONTACT:** TONY CELESTE, 1980 FESTIVAL PLAZA DRIVE, STE 650, LAS VEGAS, NV 89135



09/04/19 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

FORT APACHE RD/MERANTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0535-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Chieftan Street (alignment), and between Meranto Avenue and Richmar Avenue (alignment); and portion of a right-of-way being Fort Apache Road located between Meranto Avenue and Richmar Avenue (alignment) within Enterprise (description on file). JJ/rk/ma (For possible action)

RELATED INFORMATION:

**APN:**

176-19-701-011; 176-19-701-012; 176-19-701-014

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of 33 foot wide patent easements located on the perimeters of the subject parcels, excepting out the southerly 30 feet for Meranto Avenue and the westerly 45 feet for Fort Apache Road. Additionally, the plans show the vacation and abandonment of a 5 foot wide portion of the west side of Fort Apache Road to accommodate a detached sidewalk in conjunction with a residential development.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
South	Public Facilities	R-E	Undeveloped
East	Residential Medium (3 du/ac to 14 du/ac)	RUD	Compact single family residential development
West	Residential Suburban (Up to 8 du/ac) & Public Facilities	R-E	Undeveloped

**Related Applications**

Application Number	Request
ZC-19-0534	A zone change to reclassify this site to an RUD zone for an attached (townhouse) planned unit development is a companion item on this agenda.
TM-19-500137	A tentative map for 79 single family residential lots on 7.5 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**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Meranto Avenue, 45 feet to the back of curb for Fort Apache Road, and associated spandrels;
- Applicant shall apply for any BLM right-of-way grants that are needed for roadway or drainage purposes.
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MOSAIC RED

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

**DRAFT**





09/04/19 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT  
(TITLE 30)

FORT APACHE RD/MERANTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0534-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC

**ZONE CHANGE** to reclassify 7.5 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.

**USE PERMIT** for an attached (townhouse) planned unit development.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce driveway distance from intersection; 2) reduce street intersection off-set; 3) allow modified private residential driveway design; 4) reduce the throat depth for a call box; 5) increase the number of dwelling units accessing an over length stub street; and 6) reduce width of a private street.

**DESIGN REVIEWS** for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade.

Generally located on the west side of Fort Apache Road and the south side of Meranto Avenue within Enterprise (description on file). JJ/rk/ja (For possible action)

RELATED INFORMATION:

**APN:**

176-19-701-011; 176-19-701-012; 176-19-701-014

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the departure distance from the driveway to the intersection to 155 feet where 190 feet is required along Fort Apache Road per Uniform Standard Drawing 222.1 (a 19% reduction).
2. Reduce street intersection off-set to 71 feet and 80 feet where a minimum of 125 feet is required per Chapter 30.52 (a 44% reduction and 36% respectively).
3.
  - a. Reduce the setback for private residential driveways to zero feet where a 12 foot setback from the back of curb return is required per Uniform Standard Drawing 222 (a 100% decrease).
  - b. Reduce the width of the private residential driveways to 9 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 25% decrease).
4. Reduce the throat depth for a call box on Fort Apache Road to 77 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 29% reduction).
5.
  - a. Permit up to 11 dwelling units accessing a stub street where a maximum of 6 dwelling units is allowed per Section 30.52.030 (an 84% increase).
  - b. Allow the length of stub street with no turnaround to 185 feet where 150 feet is the maximum Section 30.52.030 (a 23% increase).

6. Reduce the width of a private street to 26 feet where a minimum of 37 feet with 36 drivable is required (a 30% reduction).

**DESIGN REVIEWS:**

1. An attached (townhouse) planned unit development.
2. Increase finished grade up to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 300% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.5
- Number of Lots: 79
- Density (du/ac): 10.6
- Minimum/Maximum Lot Size (square feet): 1,746/3,731
- Project Type: Attached (townhouse) planned unit development
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 1,055/1,670
- Open Space Required/Provided: 21,508/31,532
- Parking Required/Provided: 190/236

Site Plans

The plans depict a proposed attached single family residential development consisting of 79 residential lots with a density of 10.6 dwelling units per acre. Per Code, many of the development standards for planned unit developments are established by a use permit process based on the plans that are approved for the project by the Board of County Commissioners. The proposed development consists of townhouses, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure.

The development is made up of 4, 5, 6, and 7 plex buildings designed around 26 foot wide private roadways with a 5 foot wide sidewalk on 1 side. The lots sizes will range from 1,746 square feet to 3,731 square feet. The residences will have front loaded garages with 20 foot long driveways. A network of common open spaces is located throughout the development which will include on-site pedestrian paths, recreational areas, future amenities such as a clubhouse, and pool located near the front entry of the development. Parking will consist of garage and driveway parking for residents and surface parking for visitors. The total off-street visitor parking provided is 42 spaces where 32 spaces are required. Approximately 9 spaces of the 42 spaces of visitor parking are depicted as parallel spaces, and the other 33 spaces are shown as designated parking spaces. Access to the subdivision is from Fort Apache Road to the east, and Meranto Avenue to the north.

The minimum setbacks for each of the townhouse units are:

- Front - 20 feet (garage); 10 feet (living area)
- Rear - 10 feet (perimeter); 10 feet (interior)
- Side - 5 feet (perimeter); 5 feet (interior)
- Roadways, sidewalks, curbs, parking areas - 5 feet

Landscaping

Street landscaping consists of an approximate 15 foot wide landscape area with a detached sidewalk along Fort Apache Road, and an approximate 6 foot wide landscape area with an attached sidewalk along Meranto Avenue. Internal to the site a network of common open space is located throughout the development which will include on-site pedestrian paths, recreational areas, future amenities such as a clubhouse, and pool located on near the front entry of the development. The development requires 21,508 square feet of open space where 31,532 square feet of open space is provided.

Elevations

The proposed building type for the project is attached "plex" buildings which includes up to 3 different floor plans each with 1 elevation. All buildings will have unified and consistent architecture. The building materials generally consist of stucco siding and pop-out elements that include vertical and horizontal articulation and additional facade relief on select portions of the horizontal planes. The roofs are pitched and consist of concrete tile. The attached units are all shown at 2 stories and 27 feet high.

Floor Plans

The plans depict 2 story homes ranging in size from 1,055 square feet to 1,670 square feet. There will be 3 distinct floor plans each offering multiple bedrooms, great rooms, offices, dens, and lofts. Each unit features either a 1 or 2 car garage with 20 foot driveways.

Applicant's Justification

The applicant indicates that the request for RUD zoning is in conformance with the planned land use designation of Residential High and the attached product encourages a variety of architectural elements. The applicant contends the project is appropriate for this location given the adjacent neighboring densities and will provide desirable amenities that are not available in many single family detached communities.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
South	Public Facilities	R-E	Undeveloped
East	Residential Medium (3 du/ac to 14 du/ac)	RUD	Compact single family residential development
West	Residential Suburban (Up to 8 du/ac) & Public Facilities	R-E	Undeveloped

### Related Applications

Application Number	Request
VS-19-0535	A vacation and abandonment of patent easements and a 5 foot wide portion of Fort Apache Road to accommodate a detached sidewalk is a companion item on this agenda.
TM-19-500137	A tentative map for 79 single family residential lots on 7.5 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 RUD zoning conforms to the Enterprise Land Use Plan which designates this site as Residential II High. Staff finds the proposed zoning is consistent and compatible with the existing and approved land uses in the area. The intent of the RUD district is to provide for the development of compact single family residential development and to prohibit the development of incompatible uses that are detrimental to the residential environment. Immediately to the east of the project site, across Fort Apache Road, is an existing single family residential development with RUD zoning. The request complies with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages lots to develop at similar densities as the existing area. Therefore, staff finds the proposed zone change is appropriate for the area, and can support this portion of the request.

##### Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria's 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.

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. The design is unique and innovative in that it allows for individual home ownership rather than a rental option of an apartment unit or the ownership of airspace like the typical condominium development. To mitigate the impact of the proposed structures, the buildings are designed with variations in height, roof pitch, and other architectural enhancements. Staff finds the proposed development provides an appropriate land use transition to the existing residential developments within the immediate area; therefore, recommends approval of the use permit.

### 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

Title 30 allows up to 6 dwelling units to access a stub street. The applicant is requesting to increase the number of dwelling units to 11 accessing a stub street. The 26 foot stub street is providing a minimum of 12 foot wide travel lines which staff can support. Additionally, off-street visitor parking provided is 42 spaces where 32 spaces are required; therefore, staff recommends approval of this portion of the request.

#### Design Review #1

Staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporate varying roof lines, exterior building materials, such as stucco and stone veneer, decorative window trimming, and decorative wrought iron railings. Staff finds the design of the project site is compatible with the adjacent and surrounding land uses. The site will be developed at 10.6 dwelling units per acre, which staff believes is an appropriate density; therefore, staff recommends approval of this portion of the request.

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

##### Waiver of Development Standards #1

The requested waiver to reduce the departure distance from the intersection per Uniform Standard Drawing 222.1 is not necessary because the subject application is for a single-family subdivision, and that portion of the Standard Drawing does not apply to single-family subdivisions. This waiver is not needed.

##### Waiver of Development Standards #2

Staff cannot support this request to reduce the off-set between intersections because it is a self-imposed hardship that can be rectified with a redesign.

##### Waiver of Development Standards #3

Staff finds that the requested modifications to the residential driveways to reduce their width to 9 feet where a minimum of 12 feet is required and to allow some lots to not meet the standard separation from the curb return to the driveway to be self-imposed hardships that, like waiver #2, can be solved with a redesign of the site.

##### Waiver of Development Standards #4

Like waivers #2 and #3, the distance to the call box on Fort Apache Road can be code compliant with design changes. Since Fort Apache Road is an arterial, it is important that the minimum standard is met.

Waiver of Development Standards #5

Staff can support the request for additional units on the stub street provided that the Fire Department approves the request.

Waiver of Development Standards #6

Design Review #2

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

**Staff Recommendation**

Approval of the zone change, use permit, design reviews, and waiver of development standards #5; and denial of waivers of development standards #1 through #4.

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 use permit, waivers of development standards, and design reviews 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 30 feet for Meranto Avenue, 45 feet to the back of curb for Fort Apache Road, and associated spandrels;

- Applicant shall apply for any BLM right-of-way grants that are needed for roadway or drainage purposes.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way or dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0240-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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

**DRAFT**





**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER  
ZC-19-0534/MOSAIC LAND 1 L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

Waiver of Development Standards #1

This waiver is not necessary and therefore the applicant has removed it from the application.

Waiver of Development Standards #2

Staff cannot support this request to reduce the off-set between intersections because it is a self-imposed hardship that can be rectified with a redesign.

Waiver of Development Standards #3

The applicant submitted revised plans on August 19, 2019 showing all driveways for single car garages meeting the minimum width of 12 feet. Therefore, the applicant has been removed from this waiver from the application.

Waiver of Development Standards #4

Like waiver #2, the distance to the call box on Fort Apache Road can be code compliant with design changes. Since Fort Apache Road is an arterial, it is important that the minimum standard is met.

Waivers of Development Standards #5 & #6

Staff can support these requests provided that the Fire Prevention approves 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.

**Recommendation:**

Approval of Waivers #5 and #6 and Design Review #2 and denial of Waivers #2 and #4. Waivers #1 and #3 have been removed from the application.

Applied by: Jason Allswang  
Date entered: 8/21/2019

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

**Preliminary Conditions**

If approved:

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Meranto Avenue, 45 feet to the back of curb for Fort Apache Road, and associated spandrels;
- Applicant shall apply for any BLM right-of-way grants that are needed for roadway or drainage purposes.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way or dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way. /ja

Applied by: Jason Allswang  
Date entered: 8/5/2019

**APN(s):**  
176-19-701-014; 176-19-701-011 through 176-19-701-012



# LAND USE APPLICATION 5A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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>7-9-19</u> PLANNER ASSIGNED: <u>ZK</u> ACCEPTED BY: _____ FEE: <u>\$2,875.00</u> CHECK #: <u>1098/6915</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUD3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y/ <input type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC 19-0534</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>8/14/19</u> TIME: <u>6:00p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/4/19 9:00A</u> ZONE / AE / RNP: <u>R-E to R-3</u> PLANNED LAND USE: <u>Ent R4</u> NOTIFICATION RADIUS: <u>1000 FT</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Investor Equity Homes LLC and Mosaic Land Fund LLC</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u>	
	<b>APPLICANT</b>	NAME: <u>Mosaic Red</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-011

PROPERTY ADDRESS and/or CROSS STREETS: Meranto and Fort Apache

PROJECT DESCRIPTION: Conforming Zone Change, Design Review and Waiver (see attached letter)

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

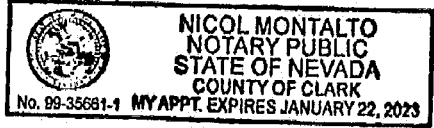
\_\_\_\_\_  
 Property Owner (Signature)\*

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 8, 2019 (DATE)  
 By Vincent T. Schettler

NOTARY PUBLIC: Nicol Montalto



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



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <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 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: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Investor Equity Homes LLC and Vision Commercial One LLC</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u>
	<b>APPLICANT</b>	NAME: <u>Mosaic Red</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-012

PROPERTY ADDRESS and/or CROSS STREETS: Meranto and Fort Apache

PROJECT DESCRIPTION: Conforming Zone Change, Design Review and Waiver (see attached letter)

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

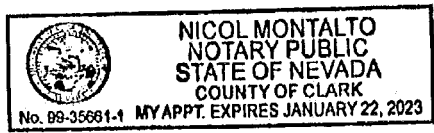
\_\_\_\_\_  
 Property Owner (Signature)\*

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 8, 2019 (DATE)  
 By Vincent J. Schettler

NOTARY PUBLIC: Nicol Montalto



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



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

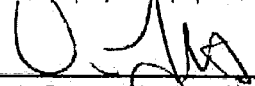
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b> NAME: <u>Mosaic Land 1 LLC</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u>
	<b>APPLICANT</b> NAME: <u>Mosaic Red</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>	

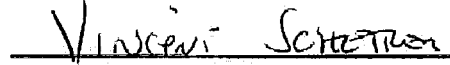
ASSESSOR'S PARCEL NUMBER(S): 176-19-701-014

PROPERTY ADDRESS and/or CROSS STREETS: Meranto and Fort Apache

PROJECT DESCRIPTION: Conforming Zone Change, Design Review and Waiver

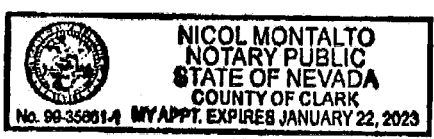
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

  
 Property Owner (Signature)\*

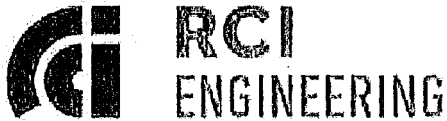
  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 8, 2019 (DATE)  
 BY Vincent T. Schettler  
 NOTARY PUBLIC: Nicol Montalto



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



June 10, 2019

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

**RE: Meranto and Fort Apache by Mosaic Red LLC  
 Project Description and Justification Letter  
 Use Permit, Waiver of Development Standards and Tentative Map**

On behalf of our client, Mosaic Red, LLC, we have prepared the following letter of justification in support of a Conforming Zone Change, Waiver of Standards, Tentative Map, Design Review and Vacation for the Meranto and Fort Apache Single Family Attached Residential Development. The subject landholding consists of 7.50 gross acres located on the southwest corner of the intersection of W Meranto Avenue and S Fort Apache Road. The current assessor's parcel number for the parcel is 176-19-701-011, 012 and 014.

**Conforming Zone Change**

The subject application is for a conforming zone change from R-E (Rural Estates) to R-3 (Multiple Family Residential) for parcels with a current land use of RH (Residential High). The subject landholding is bound on the east, across Fort Apache, by existing RUD zoned single-family residential developments. To the north is undeveloped R-E zoned parcels with a land use of RH and to the west and south by R-E zoned parcels with RS (Residential Suburban) and PF (Public Facilities) land use.

The requested change in zoning is in conformance with the allowed uses as defined within the Enterprise Master Plan. The applicant feels that the requested single family attached land use is in keeping with the goals and policies of the land use plan in providing transitional development of increased intensity between residential and commercial and industrial uses.

The proposed development will consist of 79 attached single-family residential townhomes with a density of 10.53 dwelling units per acre. The development will provide lots ranging in sizes from 1,755 s.f. (net) to 3,732 s.f. (net) with an average lot size of 2,032 s.f.. The subdivision will be served by two points of access. The main access will be by a gated entrance with an enhanced entryway to highlight the project's recreational center and pool, off of Fort Apache Road. An additional resident only gated access will be located on Meranto Avenue, on the northern boundary of the subdivision. The lots within the development will be accessed by a 26-foot wide private roadway with a five foot wide sidewalk located along one side only.

500 South Rancho Drive, Suite 17 - Las Vegas, NV 89106  
 Main 702.453.0800 www.RCINEVADA.com Fax 702.453.0801

**Use Permit for a Planned Unit Development**

The applicant is requesting a Special Use Permit (as allowed per Title 30, Table 30.44-1) for a PUD (Planned Unit Development) to allow for attached single family residential townhomes within an R-3 zone. R-3 zoning provides the opportunity to develop a site with a single family residential use in conformance with Section 30.40.120 and Table 30.40-2 for the RUD district. This standard is in keeping with the adjacent zoning to the east of the development across Fort Apache Road

The proposed PUD will provide 31,532 square feet of open space where 21,508 square feet is required per Title 30. The open space will feature a central programmed area featuring a clubhouse and pool with an outdoor BBQ area and passive recreation space.

Finally in keeping with Title 30 PUD requirements a gated community entry, and green building practices will be utilized.

In accordance with the allowances afforded by a Planned Unit Development the applicant has several modifications which are included within this application. These are as follow:

A minimum lot size of 1,773 where the minimum allowed by Title is 2,000 s.f.. The average lot size will be 2,022 s.f.

**SETBACKS**

FRONT = 20' GARAGE  
10' HOUSE

REAR = 10' PERIMETER  
10' INTERIOR

SIDE = 5'/0' SIDE (PER REQUESTED PUD)  
5' TO STREET/PARKING AREAS (PER REQUESTED PUD)  
5' TO PERIMETER (FOR LOT 22 PER REQUESTED PUD)

A modification to Section 30.64.050. Per this section the maximum retaining wall allowed by application of Title is 3 feet. Provisions for increased retaining wall height are provided within Title. Section 30.64.050(4) C. States "Specified maximum wall heights may be increased to a maximum of 12 feet (6 foot wall plus 6 foot retaining wall), subject to the landscape provisions specified and compliance with subsection 4. This condition will apply on the projects western boundary at the locations of the natural washes, adjacent to lots 22-28, 37, 38, and 48.

### Design Review

As shown on the Site Plan and Tentative Map, there will be 79 attached single family townhomes on 7.5 acres with a density of 10.53 dwelling units per acre, which will be zoned R-3. Homeowners will be offered 3 distinct floor plans, one two bedroom unit and two three bedroom units, arranged in either 4, 5, 6 or 7 plex configurations. Each unit will feature an attached garage with a full length twenty foot long driveway. Each unit will be two stories with a maximum building height of 26-feet 6-inches. The units will range in size from 1,055 square feet up to 1,670 square feet. Each building will feature stucco finish with concrete tile roofs. The land plan has been configured to provide for a primary gated point of ingress and egress at the midpoint of the easterly property frontage on Fort Apache Road. A secondary resident only access will also be provided at the projects northern boundary to Meranto Avenue. The lots within the development will be accessed by a 26-foot wide private roadway with a five foot wide sidewalk located along one side only.

Finally relief from Section 30.32.040.a.9 is being requested. This section of Title limits the elevation that a new pad can be elevated above an existing adjacent grade to 18 inches, to allow a maximum grade change of six feet (6'). Included with this submittal are sections showing the anticipated pad grades in comparison with the existing adjacent (undeveloped) grade. The site is crossed by several washes which does not allow for a consistent grade along the western and northern perimeter of the project. In order to bridge the low points where the washes enter the site excess fill above 18-inches will be required.

### Parking Analysis

Per Clark County Title 30 Table 30.60-1, 2 two parking spaces are required for each attached single-family unit with one guest space for every five units. The development will require 16 guest spaces for a total required parking requirement of 174 spaces. The site plan submitted proposes a total parking count of 236 spaces, 62 spaces over the required minimum. In addition to this bicycle parking is required per Title 30. Based upon the unit count three (3) parking spaces are required. To fulfill this requirement 2 double bike parking racks, 4 spaces, are proposed and will be located adjacent to the club house building located at the projects main entry.

### Waiver of Standards

Four Waivers of Development Standards are being requested.

The first is a request to reduce street intersection offset to 71' where 125' is required for Street "A" between Meranto Avenue and Street "C". Street "A" is the projects secondary access which will be used by residents only for ingress.

The second is a request to reduce the intersection offset to 80' where 125' is required for Street "B" between Fort Apache Road and Street "F". Street "B" is the projects main entry which has been configured to provide a resident and guest access lane as well as arranged to place the access





gates within the project away from the intersection of Street "F" and Street "B". The location of the gates will provide increased traffic calming, mitigating the reduced intersection offset.

The third waiver is for a reduced setback to the access control gate visitor call box. This request is to reduce the setback to 71 feet where 100 feet is required per Standard Drawing 222A. As previously discussed the entry has been configured to provide both a resident and guest lane and the gates have been set into the project site negating any queue by residents within the entry road. Additionally the community will have a secondary resident only gate to the projects Meranto Avenue frontage.

The fourth waiver is for a reduction in the departure side intersection offset to 155' where 190', measured from back of curb return to back of curb return, is required. Based upon the relatively small size of the development and the provided secondary access to Meranto Lane this waiver will not result in and adverse condition. Additionally Meranto Lane west of Fort Apache will have a its terminus at the projects western boundary, which will result in negligible traffic from Meranto Avenue in the future, minimizing possible conflicting movements.

#### Vacation of Patent Easements and Right-of-Way

The existing patent easements and right of way are being requested for vacation to allow for further subdivision of the subject landholding without the aforementioned encumbrances. The patent easements being requested for vacation, located along the perimeter of APN 176-19-701-011, 012 and 014, do not provide access to adjacent parcels and their vacation will not result in the denial of public access to adjacent properties.

Similarly, the portion of public right of way being requested for vacation will not negatively impact current or future roadway patterns. The proposed vacation consists of a portion of the westernmost five feet, on Fort Apache Road, along the subject sites eastern boundary. The right of way vacation is being requested to provide for the construction of detached sidewalk in accordance with Title 30 requirements.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2101.

Sincerely,

**RCI** Engineering

A handwritten signature in black ink, appearing to read 'Chris Thompson'.

Chris Thompson, P.E.  
Principal



SETBACK  
(TITLE 30)

JONES BLVD/HALEH AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0576-P N II INC:**

**WAIVER OF DEVELOPMENT STANDARDS** for a reduced front setback in conjunction with a single family residential home on 0.1 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the east side of Jones Boulevard and the north side of Haleh Avenue within Enterprise. JJ/bb/ja (For possible action)

---

RELATED INFORMATION:

**APN:**  
176-25-311-014

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the front yard setback to 18 feet where 20 feet is required per Table 30.40-3 and Section 30.56.040 (a 10% reduction).

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

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 6091 Dana Estates Way
- Site Acreage: 0.1
- Project Type: Residential front setback

Site Plan

The plan depicts a residential structure located at the end of Dana Estates Way, a private (37 foot) stub street. The proposed structure is shown 18 feet from the property line. A portion of the driveway extends 4 feet beyond the southern edge of the private street on the west side of the stub street. Garage openings facing a private street must have a minimum 8 foot setback according to Table 30.40-3 (B).

Landscaping

Landscaping will be installed when constructed.

Floor Plans

The applicant is constructing a multi-story single family detached residential home.

Applicant's Justification

Lot 14 of Highlands Ranch unit 25 is proposed to be constructed 2 feet closer to the private street on the north side of the lot to better accommodate a more useable rear yard. The setback from the property line to buildable space (interior floor of the garage and upper floor) is 20 feet. The applicant is proposing to plant 2 trees in the front yard to create a visual buffer for the neighbors.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0184	Increased wall height and increased finished grade	Approved by BCC	April 2018
WC-17-400174 (ZC-1913-04)	A waiver of conditions of a zone change requiring right-of-way dedication to include 30 feet for Haleh Avenue	Approved by BCC	February 2018
VS-17-1117	Vacated and abandoned patent easements	Approved by BCC	February 2018
WS-17-1116	Increased wall height and building heights with a design review for a single family residential development	Approved by BCC	February 2018
TM-17-500226	110 lot single family residential development including property north of Pyle Avenue	Approved by BCC	February 2018
ZC-1623-06	Reclassified the parcels north of Pyle Avenue to R-2 zoning for future development	Approved by BCC	January 2007
TM-0110-06	50 lot single family residential development - expired	Approved by BCC	May 2006
WS-0304-06	Reduced setback and design review for a single family residential development in an R-3 zone - expired	Approved by BCC	May 2006
VS-0257-06	Vacate and abandonment of patent easements - expired	Approved by BCC	May 2006
ZC-1913-04	Reclassified the parcels to the south of Pyle Avenue to R-3 zoning for future development	Approved by BCC	January 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-3	Undeveloped parcel within subject subdivision
South	Residential High (8 du/ac to 18 du/ac)	R-3	Undeveloped parcels
East	Residential High (8 du/ac to 18 du/ac)	R-3	Undeveloped parcels within subject subdivision
West	Commercial General	R-2	Undeveloped parcels

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The waiver request will not create a significant adverse impact to the neighborhood when considering the driveway will be 18 feet and meet the intent of Section 30.56.040. The leading edge of the structure will be the garage with 2 proposed trees between the home and street to better screen the view of the encroachment. The proposed setback will be in harmony with the general purpose of Title 30 when considering the limited scope of the encroachment and proposed trees.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMERICAN WEST DEVELOPMENT INC.  
**CONTACT:** CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S.  
ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT



# LAND USE APPLICATION 6A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input 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 (WVS) <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>7-22-2019</u> PLANNER ASSIGNED: <u>JM</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>#475</u> CHECK #: <u>098654</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>None</u> PUBLIC HEARING? <u>(Y) N</u> TRAILS? <u>Y (N)</u> PFNA? <u>Y (N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0576</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>8-20</u> TIME: <u>6PM</u> PC MEETING DATE: <u>9-17</u> <u>7PM</u> BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>R-3</u> PLANNED LAND USE: <u>RH</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y (N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>PN II Inc</u> ADDRESS: <u>7255 S Teneya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-914-4800</u> CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u>	
	<b>APPLICANT</b>	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>89118</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> ACA CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Slater Hanifan Group a Westwood Team</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>lvproc@westwoodps.com</u> ACA CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 476-25-301-008, 476-25-301-001 176-25-301-014

PROPERTY ADDRESS and/or CROSS STREETS: Pyle & Jones

PROJECT DESCRIPTION: Setback waiver for lot 14

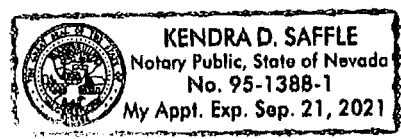
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and 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)\*  
Brenia Anderson Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 17, 2019 (DATE)

By Brenia Anderson  
 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.



July 19, 2019

WS-19-0576

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

**RE: Highlands Ranch Unit 25 (33 lot Subdivision)  
Justification Letter for Waiver of Development Standards  
SHG Project No. AWD1710-000**

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this justification letter for a Waiver of Development Standards and Design Review.

The project sites associated with the subject application are approximately 5.0+ gross acres and covers APNs 176-25-311-001 through -033. This development is located in a portion of Section 25, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This community is a single-family subdivision with 33 lots with a gross density of 6.6 dwelling units per acre. The site is zoned R-2.

**Waiver of Standards**

The project is being processed as a Single Family Detached Residential development in accordance with Title 30. This request is to define waivers of Title 30 and CCAUSD for the project needed to develop the site and anticipated product.

**1. Section 30.56.040 – Yards, Setbacks, and Driveways**

Waiver: 20-foot Single Family Driveways & Garages.

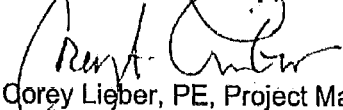
Request: Allow 18-foot driveway length.

Justification: For lot 14 (APN 176-25-311-014), AWD would like to maximize the usable rear yard by pushing the house forward 2-feet, similar to what is allowed on a cul-de-sac in Title 30. The setback to the livable space will remain a minimum of 20-feet. In return, AWD will offer two trees planted adjacent to the street front, which is an acceptable alternative to front setback requirements per Table 30.40-2.

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

**PLANNER  
COPY**



09/17/19 PC AGENDA SHEET

SETBACK  
(TITLE 30)

ELDORADO LN/ HINSON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0591-TLC RANCH LIVING TRUST & EGGLESTON TODD C & LISA TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with a single family residential home on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Eldorado Lane, approximately 136 feet east of Hinson Street within Enterprise. MN/bb/jd (For possible action)

RELATED INFORMATION:

**APN:**  
177-07-603-002

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the street side setback to 5 feet where 10 feet is required per Table 30.40-1 (a 50% reduction).
- b. Reduce the setback from the right-of-way to 5 feet where 10 feet is required per Section 30.56.040 (a 50% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4021 Eldorado Lane
- Site Acreage: 0.5
- Project Type: Garage setbacks
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 1,247

Site Plan

The plan depicts a 3,660 square foot home and proposed 1,247 square foot RV garage on 0.5 acres with front access from a private cul-de-sac and a driveway off of Eldorado Lane. The RV garage is shown 5 feet from the Eldorado Lane right-of-way (property line) with a roll-up door

shown on the west side of the building, facing the existing driveway. The door can be seen from the street when travelling eastbound on Eldorado Lane.

Landscaping

The plan depicts three, 24 inch box evergreen trees on the north side of the proposed RV garage and two, 24 inch box evergreen trees on the east side of the RV garage.

Elevations

The RV garage is shown with concrete roof tiles and exterior cement plaster to match the existing home. The north side of the RV garage has a sliding glass door, 2 windows, and a residential door with a small covered patio.

Floor Plans

The plan depicts a 125 square foot room, toilet room, and sink with the remaining open area used for RV storage and garage space.

Applicant's Justification

The proposed setback is needed to accommodate the size of the proposed RV garage and maximize the use of the lot in compensation for site constraints, including a swimming pool and septic system. The existing septic system will be reduced to the minimum permitted size.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassify to RNP-I	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	Undeveloped & single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The proposed RV garage and 5 large evergreen trees will not be materially detrimental to the public health or

safety. The RV garage will be screened from public view by 5 large evergreen trees to meet the goals of Title 30 and promote neighborhood harmony.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Approval.

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

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

##### **Current Planning**

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

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

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

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

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

**APPLICANT: TODD EGGLESTON**

**CONTACT: RICHARD GALLEGOS, PACIFIC DESIGN CONCEPTS, 6725 S. EASTERN AVE, LAS VEGAS, NV 89119**

**DRAFT**



# LAND USE APPLICATION 7A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

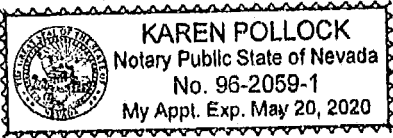
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT 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>7-29-2019</u> PLANNER ASSIGNED: <u>BBB</u> ACCEPTED BY: <u>BBB</u> FEE: <u>\$475</u> CHECK #: <u>1321</u> COMMISSIONER: <u>MW</u> OVERLAY(S)? <u>RNP Mend</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0591</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>8-28</u> TIME: <u>6 PM</u> PC MEETING DATE: <u>9-17</u> <u>7 PM</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE</u> PLANNED LAND USE: <u>RUP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>TLC RANCH LIVING TRUST</u> ADDRESS: <u>4021 W. ELDORADO LANE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>866-533-3222</u> CELL: <u>702-622-5045</u> E-MAIL: <u>todd@starkecontractors.com</u>	
	APPLICANT	NAME: <u>TODD EGGLESTON</u> ADDRESS: <u>4021 W. ELDORADO LANE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>866-533-3222</u> CELL: <u>702-622-5045</u> E-MAIL: <u>todd@starkecontractors.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>RICHARD GALLEGOS</u> Pacific Design Concepts ADDRESS: <u>6725 S Eastern Ave SUITE 5</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-524-0054</u> CELL: <u>702-524-0054</u> E-MAIL: <u>richardg@pacdesignconce</u> REF CONTACT ID #: <u>168799</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-07-603-002  
 PROPERTY ADDRESS and/or CROSS STREETS: 4021 W. ELDORADO LANE  
 PROJECT DESCRIPTION: TO ALLOW A 5 FOOT SETBACK WHERE 10 IS REQ'D FOR AN ACCESSORY STRUCTURE

(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) Todd C Eggleston

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME, ON 7/24/2019 (DATE)  
 By Todd Eggleston  
 NOTARY PUBLIC: Karen Pollock



\*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.

WS-19-0591

pacific design concepts, llc

PDC

6725 S. Eastern Ave, Suite 5., las vegas, nv 89119 (702) 524-0054

July 22, 2019

Clark County Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89101

Attn: Brady Bernhart

**RE: TLC RANCH ACCESSORY STRUCTURE  
APN: 177-07-603-002  
WAIVER OF DEVELOPMENT STANDARDS  
JUSTIFICATION LETTER**

Dear Brady,

We respectfully request favorable consideration on the above referenced project for a Waiver of Development Standards.

The Waiver of Development Standards is to allow a 5 foot corner side yard setback where 10 feet is required on .52 acres in an R-E Zone. The setback is necessary due to existing site constraints and size of proposed building. The existing leach field will have to be modified and has been reduced in size to the minimum and still remain in compliance with code. We are proposing three (3) 24" box large evergreen trees along the street compensating benefit.

Furthermore the accessory structure opening is facing inward and access will be via existing driveway with no direct openings onto the street. The accessory structure size is 26% of principal dwelling. All other aspects of the structure comply with Title 30.

This proposal is appropriate based on the following finding of facts;

1. The use and value in the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner.
2. The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public welfare.
3. The granting of such application shall be in harmony with the general purpose, goals, objectives and standards of the plan and of Title 30.
4. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities or services.
5. FAA and other additional requirements and standards if required will be complied with.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,

  
Richard C. Gallegos  
Project Director

**PLANNER  
COPY**

VEHICLE MAINTENANCE FACILITY  
(TITLE 30)

BLUE DIAMOND RD/CAMERON ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0590-A & A, LLC & GET IT GOING, LLC:

USE PERMIT for a vehicle maintenance facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced building setbacks; 2) reduce building separation to a residential use; 3) reduce the building height/setback; 4) reduce trash enclosure setback; 5) reduce parking; and 6) alternative landscaping

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) a vehicle maintenance facility on 0.7 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Blue Diamond Road, 200 feet west of Cameron Street within Enterprise. JJ/al/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

177-18-303-022

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the rear (south) building setback for a vehicle maintenance facility to 5 feet where a minimum of 10 feet is required per Table 30.40-4 (a 50% reduction).
2. Reduce the separation for a proposed vehicle maintenance facility to a residential use to 5 feet where a minimum of 200 feet is required per Table 30.44-1 (a 97.5% reduction).
3.
  - a. Reduce the building height setback for the south side of the proposed maintenance facility to a single family residential use to 5 feet where a minimum of 54 feet is required per Figure 30.56-10 (an 90.7% reduction).
  - b. Reduce the building height setback for the highest portion of the proposed maintenance facility to a single family residential use to 18.5 feet where a minimum of 72 feet is required per Figure 30.56-10 (an 74.3% reduction).
4. Reduce the setback for a trash enclosure to a residential development to 45 feet where a minimum of 50 feet is required per Section 30.56.120 (a 10% reduction).
5. Reduce parking for a vehicle maintenance facility to 21 spaces where a minimum of 24 spaces are required per Table 30.60-1 (a 12.5% reduction).
6. Permit alternative landscaping along Blue Diamond Road where landscaping is required per Figure 30.64-17.

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 0.7
- Project Type: Vehicle maintenance facility
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 5,400
- Parking Required/Provided: 24/21

#### Site Plans

The plans depict a vehicle maintenance facility located 5 feet from the south property line of the parcel, which is adjacent to an existing single family residential development. The front of the building faces north toward Blue Diamond Road and access to the site is provided by a driveway located on the northeast corner of the site. The parcel is a triangular shaped parcel that is wider on the east side. The building is set back a minimum of 15 feet from Blue Diamond Road, which is at the northwest corner of the building. The service bays for the facility are set back a minimum of 33 feet from Blue Diamond Road. Cross access with the property to the east is depicted at the southeast corner of the site. Parking for the facility is located to the north of the building and along a portion of the east property line.

#### Landscaping

The plan depicts a 5 foot wide landscape area along the rear property line adjacent to an existing single family residential development. There is an existing 6 foot high wall along the northern boundary of this single family residential development. The plan indicates this landscape area will consist of 24 inch box large evergreen trees spaced 20 feet apart. There is another 5 foot wide landscape area consisting of 24 inch box large evergreen trees located along a portion of the east property line adjacent to a parking area. The landscape area along Blue Diamond Road varies between zero feet to 15 feet in width. The plan depicts portions of 5 parking spaces that reduce this landscape area to a minimum of zero feet. The plans approved for ZC-18-0174 depicted a minimum 10 foot wide landscape area adjacent to Blue Diamond Road. The plant material within this landscape area will consist of 36 inch box large evergreen trees, shrubs and groundcover. The parking lot area does not have the required landscape islands as required by Figure 30.64-14. However, landscaping in excess of Code requirements is distributed throughout the site.

#### Elevations

The proposed building is 1 story with a maximum height of 30 feet with a flat roof behind parapet walls. The rear (south) wall of the building has a maximum height of 22 feet and the highest point is a tower element located on the northwest corner of the building. The building is designed with pop-outs and recesses on all elevations to break-up the vertical and horizontal surfaces. The exterior of the building has a stucco finish painted in earth tone colors. With an exception of a window for the office portion of the building there are no doors or windows facing the existing residential development to the south. The service bays face to the north and



each service bay has a roll-up door. The office portion of the building has glass and aluminum store front doors and windows.

**Floor Plan**

The plan depicts a 5,400 square foot vehicle maintenance facility. The central portion of the building consists of 8 service bays for the maintenance facility. The western portion of the building consists of a lobby/customer service area, offices, and restrooms. The eastern portion of the building is a storage area.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates that the proposed vehicle maintenance facility will provide a needed service to the area. The waivers of development standards for setbacks and separations are necessary due to the shape of the lot. To mitigate the impacts of the facility on the adjunct single family residential development the hours of operation will be limited to 7:30 a.m. to 5:30 p.m. Monday through Saturday and the facility will be closed on Sundays. The building is also oriented to direct noise away from the residential development and will also help to buffer the residential development from road noise from Blue Diamond Road. The applicant states the parking reduction is justified because it is based on their experience with other facilities they manage. The company operates over 100 similar facilities throughout the market place. The applicant indicates that these facilities average a maximum of 17 vehicles at one time, which is below the 21 spaces depicted on the plans for this facility and less than the 24 spaces required by Code. The alternative landscaping is also necessary due to the shape of the lot.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0174	Reclassified the site to C-1 zoning for a proposed restaurant	Approved by BCC	June 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac) & Commercial General	H-2 & C-2	Car wash facility & shopping center
East	Commercial General	H-2	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
West	Commercial General	C-2	Shopping center

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

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Use Permit

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

#### 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.

#### Use Permit, Waivers of Development Standards & Design Reviews

Per Code there are setback and separation requirements for commercial developments from residential uses, and specifically for vehicle maintenance facilities from residential developments. These setbacks and separations are intended to help mitigate the impacts of different land uses on each other. Staff finds that the setbacks and building separation reductions requested by the applicant are extreme and that the applicant has not demonstrated that the setback and separation reductions will not affect the adjacent residential development in an adverse manner. Without compliance with the required setbacks and building separations, staff is concerned that the proposed vehicle maintenance facility will result in a substantial or undue adverse effect on adjacent properties, and is therefore not appropriate for this location. Therefore, staff does not support the use permit and waivers of development standards for this project and cannot support the design reviews for the proposed facility.

#### **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:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a design review as a public hearing is required for lighting and signage per ZC-18-0174; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division.
- Applicant is advised that compliance with the Uniform Standard Drawings is required, including, but not limited to driveway width, radii, approach and departure distances, and sight visibility zones; that easements may exist on the property that interfere with the proposed development; 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; and 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)**

- 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 #0066-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: JIM EGAN**

**CONTACT: JIM EGAN, HEIGHTS PROPERTIES LLP, 6179 E. BROADWAY BLVD,  
TUCSON, AZ 85711**

**DRAFT**



# LAND USE APPLICATION 8A

## 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 checked="" type="checkbox"/> USE PERMIT (UC) <u>67500</u> <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>47500</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>35000</u> <input checked="" type="checkbox"/> PUBLIC HEARING <u>35000</u> <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>7-29-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>20000</u> CHECK #: <u>26929</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>N/A</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>UC-19-0590</u> TAB/CAC: <u>Entopia</u> TAB/CAC MTG DATE: <u>8-28</u> TIME: <u>6P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9-18-19</u> ZONE / AE / RNP: <u>C-1 N, DR</u> PLANNED LAND USE: <u>C-G</u> NOTIFICATION RADIUS: <u>100</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>GET IT GOING</u> ADDRESS: <u>28 GARDEN SHADOW LN</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-290-4163</u> CELL: _____ E-MAIL: <u>nima@thedesertworks.com</u>	
	<b>APPLICANT</b>	NAME: <u>HEIGHTS PROPERTIES, LLP</u> ADDRESS: <u>6179 E BROADWAY BLVD</u> CITY: <u>TUCSON</u> STATE: <u>AZ</u> ZIP: <u>85711</u> TELEPHONE: <u>520-512-0000</u> CELL: <u>520-631-9000</u> E-MAIL: <u>jim@heightspropertiesllp.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-18 303-022

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond & Cameron

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.

Nima Khomassi Property Owner (Signature)\*      NIMA KHOMASSI Property Owner (Print)

STATE OF NV  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON JULY 18, 2019 (DATE)  
 By NIMA KHOMASSI  
 NOTARY PUBLIC: Ernestine B. Gayban



\*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.

## HEIGHTS PROPERTIES LLP

Mr. Al Laird  
Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
PO Box 551749  
Las Vegas, NV 89155-1749

RE: APN 177-18-303-022

Mr. Laird:

We as Applicant do propose to change the use granted under ZC-18-0174 from a proposed drive thru restaurant to an Automotive Maintenance Facility. In the same request we are seeking a waiver of conditions as outlined below.

Waiver of the distance requirement of 200 ft. from residential uses and a 10ft minimum to five feet:

In placing the building as proposed we will provide a significant buffer to the neighborhood behind us from road noise and as such create the intended buffer from the commercial use. Additionally the shape of the property is a significant challenge to any commercial development. Our hours of operation are 7:30 AM to 5:30 PM Monday thru Saturday. We are closed on Sundays.

Waiver of parking from 24 spaces to 21 and 4 bicycle parking spots to 2:

We have over 100 locations in the Markets we serve and on average throughout the system we have an average daily car count of 17 customers. We have a significant challenge to provide additional parking spaces due to the physical constraints of the site.

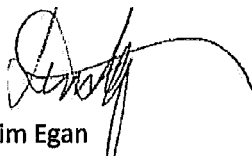
Waiver of front landscape setback of 15 feet:

Due to the intrusion of parking into the landscaper buffer area in two places and a sidewalk around the entrance to the Building we don't comply with a 15 foot waiver. In the previous case the applicant received a waiver to 10 feet of Landscape buffer on the street frontage. We overall should be able to make up the area of landscaping in other areas on the site to meet the spirit of the setback requirement.

We shall conform with the cross access condition for the neighboring property to the east to reduce cross traffic on Cameron Street.

We look forward to a good result for all stakeholders. I stand by for questions or concerns.

Respectfully,



Jim Egan  
Heights Properties, LLP  
520-631-9000

09/18/19 BCC AGENDA SHEET

BLUE DIAMOND & DURANGO  
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-19-400096 (TM-18-500216)-KB HOME LV CAMDEN, LLC:**

**WAIVERS OF CONDITIONS** for a tentative map requiring: 1) applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision; and 2) applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road in conjunction with an approved single family residential subdivision on 5.1 acres in an R-3 (Multiple Family Residential) zone.

Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. JJ/sd/ja (For possible action)

RELATED INFORMATION:

**APN:**

176-20-601-004; 176-20-601-005

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 41
- Density (du/ac): 8.1
- Minimum/Maximum Lot Size (square feet): 3,256/6,117 (gross and net)
- Project Type: Single family residential

**Site Plans & History**

TM-18-500216 was originally approved on January 9, 2019 by the Board of County Commissioners. The tentative map is for a single family residential development consisting of 40 residential lots and 8 common element lots at a density of 8.1 dwelling units per acre. The lots will be served by 42 foot wide private streets with a 4 foot wide sidewalk on 1 side of the street, and 38 foot wide private stub streets. Access to the project is provided from Blue Diamond Road via a 60 foot wide access easement.

### Previous Conditions of Approval

Listed below are the approved conditions for TM-18-500216:

#### 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;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision;
- Applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0100-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Applicant's Justification

The applicant states they are requesting to waive conditions set forth in the original conditions of approval on application TM-18-500216. These conditions state that the applicant "shall secure a private access agreement from the BLM to the subdivision" and "shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road." The applicant states they are now utilizing the existing BLM public access easement.



**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0066	Reclassified the site from H-2 to R-3 zoning for a future residential development subject to a design review as a public hearing on final plans	Approved by BCC	April 2018

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
WC-19-400110 (VS-18-0898)	A waiver of conditions for a vacation requiring the following: 1) vacation shall not record prior to the applicant securing a private grant from the Bureau of Land Management; 2) applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision; and 3) applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road is a companion item on this agenda.
WC-19-400109 (WS-18-0896)	A waiver of conditions for a waiver of development standards requiring the following: 1) applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision; and 2) applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road 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 request to waive the conditions related to a private BLM right-of-way grant since the project has been redesigned to use the existing public grant.

**Staff Recommendation**

Approval.

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**

- Right-of-way dedication to include the portion of the cul-de-sac at the north end of the proposed access.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

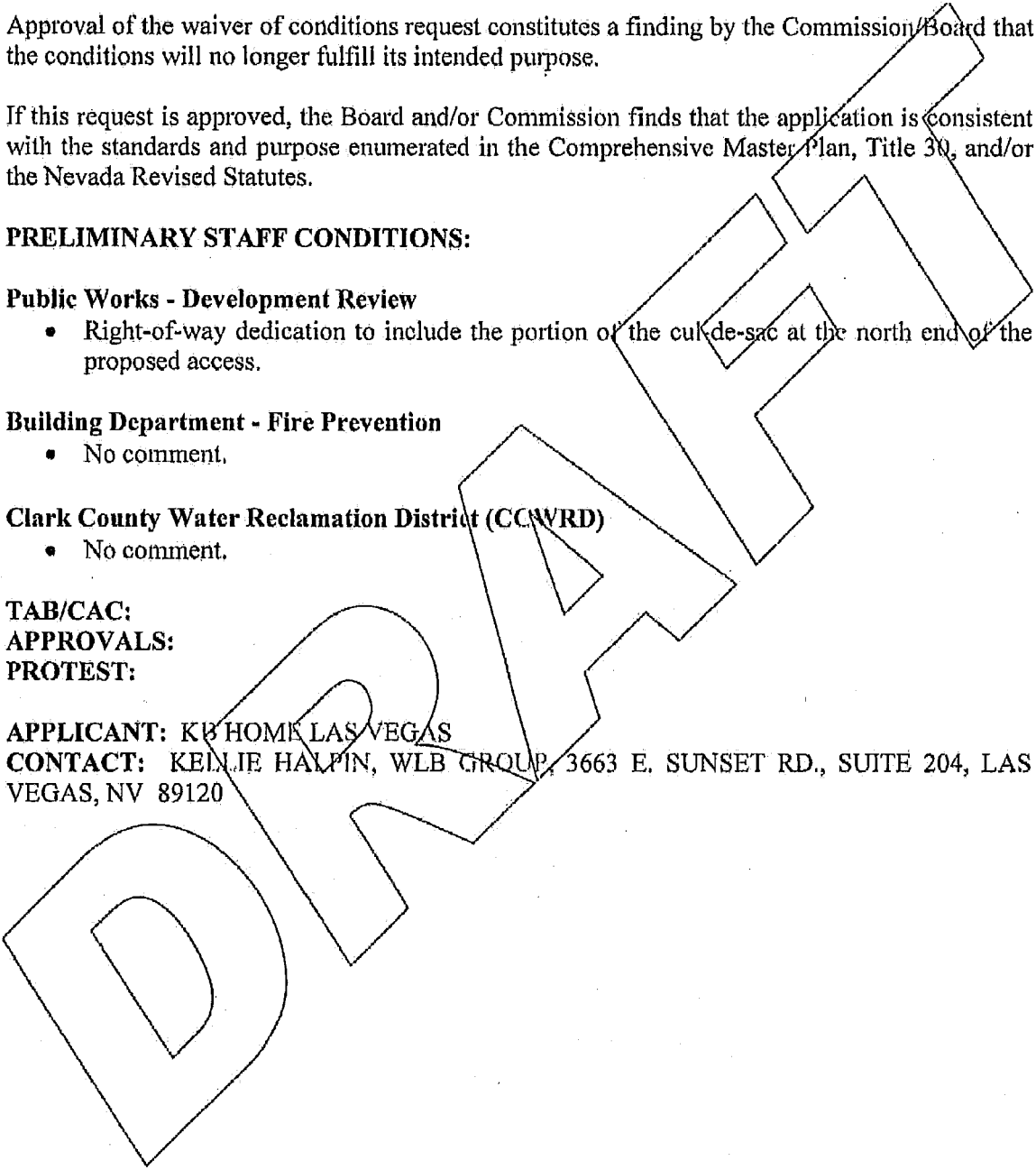
**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: KB HOME LAS VEGAS**

**CONTACT: KENJIE HALPIN, WLB GROUP, 3663 E. SUNSET RD., SUITE 204, LAS VEGAS, NV 89120**





# LAND USE APPLICATION 9A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

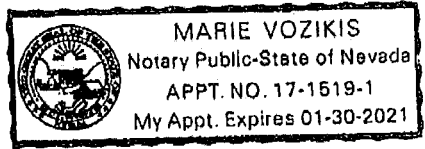
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <small>WS-18-0896 VS-18-0898 TM-18-500216</small> (OORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (OORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (OORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>7/3/19</u> PLANNER ASSIGNED: <u>SD</u> ACCEPTED BY: <u>SV</u> FEE: <u>\$300</u> CHECK #: <u>20353906</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUD 4</u> PUBLIC HEARING? <u>Y</u> <input type="checkbox"/> <u>N</u> <input checked="" type="checkbox"/> TRAILS? <u>Y</u> <input type="checkbox"/> <u>N</u> <input checked="" type="checkbox"/> PFNA? <u>Y</u> <input type="checkbox"/> <u>N</u> <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WC-19-400096</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/31</u> TIME: <u>6:00 PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/21</u> <u>9am</u> ZONE / AE / RNP: <u>H-2, HGT: R-3</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>0</u> SIGN? <u>Y</u> <input type="checkbox"/> <u>N</u> <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>KB HOME LV CAMDEN L L C</u> ADDRESS: <u>5795 W. Badura, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8451</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u>	
	<b>APPLICANT</b>	NAME: <u>KB Homes</u> ADDRESS: <u>5795 W. Badura, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8451</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(702) 458-2551</u> CELL: _____ E-MAIL: <u>pvalentine@wlbgroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-20-601-004 & 005  
 PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Road & Durango  
 PROJECT DESCRIPTION: 41 Lot Single Family Subdivision with minimum lot size of 3,325 SF.

(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)\* Brian Kurec  
Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON June 26, 2019 (DATE)  
 By Brian Kurec  
 NOTARY PUBLIC: Marie Vozikis



\*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.

July 02, 2019

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

***RE: Justification Letter for  
Waiver of Conditions  
for Blue Diamond and Durango***

Clark County Planning Staff,

On behalf of KB Home, The WLB Group respectfully submits the attached Waiver of Conditions, for parcels 176-20-601-004 & 005, totaling 5.08 acres, located North of Blue Diamond Road, west of Durango Road. The proposed development will consist of 41 single family residential units for a density of 8.07 units per acre, conforming to the current R-3 zoning. All interior streets serving the 41 lots will be constructed as 42-foot private streets (38' from b/c to b/c with a 4' wide sidewalk on one side only).

Three 2-story plans and one 1-story plan are proposed, with three distinct elevation options. The models range from 1423 square feet to 2,469 square feet. All four models will be in conformance with Title 30 Development Requirements for four-sided architecture. In addition, the proposed homes will have a maximum building height of 27 feet 4 inches. The development features paver driveways and house forward architecture by means of a cantilevered 2<sup>nd</sup> floor on the largest plan.

**Waiver of Conditions**

1. A request for a waiver of conditions to WS-18-0896, VS-18-0898 and TM-18-500216 to eliminate the requirement for the private BLM access grant. We are requesting a waiver of condition from the conditions of approval on the approved applications for WS-18-0896, VS-18-0898, and TM-18-500216. We are requesting a waiver on the condition to eliminate the private access grant from the BLM required on this development, as we are now utilizing the existing BLM right-of-way.

We are hopeful that the information as provided meets with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at 702-458-2551.

Respectfully,



Gerald Burke, PE  
Director of Engineering

09/18/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-19-400109 (WS-18-0896)-KB HOME LV CAMDEN, LLC:**

**WAIVERS OF CONDITIONS** for a waiver of development standards requiring the following: 1) applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision, and 2) applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road in conjunction with an approved single family residential subdivision on 5.1 acres in an R-3 (Multiple Family Residential) Zone.

Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. JJ/sd/ja (For possible action)

RELATED INFORMATION:

**APN:**

176-20-601-004; 176-20-601-005

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 41
- Density (du/ac): 8.1
- Minimum/Maximum Lot Size (square feet): 3,256/6,117 (gross and net)
- Project Type: Single family residential

**Site Plans & History**

WS-18-0896 was originally approved on January 9, 2019 by the Board of County Commissioners. Access to the project is provided from Blue Diamond Road via a 60 foot wide access easement. Both gross and net lot sizes range from a minimum of 3,256 square feet to a maximum of 6,117 square feet. The lots will be served by 42 foot wide private streets with a 4 foot wide sidewalk on 1 side of the street, and 38 foot wide private stub streets. The waiver of development standards included an increase for combined wall/retaining wall height to 12 feet (6

foot screen/6 foot retaining) along the north, east, and west property lines, increase finished grade of the site may increase up to 6 feet and to establish alternative yards for 2 of the residential lots, specifically Lot 8 and Lot 36.

#### Previous Conditions of Approval

Listed below are the approved conditions for WS-18-0896:

#### 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;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision;
- Applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0100-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Applicant's Justification

The applicant states they are requesting to waive conditions set forth in the original conditions of approval on application WS-18-0896 to eliminate those conditions that the applicant "shall secure a private access agreement from the BLM to the subdivision" and "shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road. The applicant states they are now utilizing the existing BLM public access easement.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0066	Reclassified the site from H-2 to R-3 zoning for a future residential development subject to a design review as a public hearing on final plans	Approved by BCC	April 2018

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
WC-19-400110 (VS-18-0898)	A waiver of conditions for a vacation requiring the following: 1) vacation shall not record prior to the applicant securing a private grant from the Bureau of Land Management; 2) applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision; and 3) applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road is a companion item on this agenda.
WC-19-400096 (TM-18-500216)	A waiver of conditions for a tentative map requiring the following: 1) applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision; and, 2) applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road 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 request to waive the conditions related to a private BLM right-of-way grant since the project has been redesigned to use the existing public grant.

**Staff Recommendation**

Approval.

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**

- Right-of-way dedication to include the portion of the cul-de-sac at the north end of the proposed access.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** KB HOME LV CAMDEN, LLC

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





# LAND USE APPLICATION 10A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

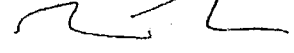
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) WS-18-0896 (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>8/1/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$475</u> CHECK #: <u>20354/34 + 20355</u> COMMISSIONER: <u>J.S. O'Leary</u> OVERLAY(S)? <u>MUD-4</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>(Y)/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WC-19-400/09</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATL <u>8/28</u> TIME: <u>6 PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/18/19</u> ZONE / AE / RNP: <u>R-3</u> PLANNED LAND USE: <u>R-5</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y(N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>KB HOME LV CAMDEN L L C</u> ADDRESS: <u>5795 W. Badura, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8451</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u>	
	<b>APPLICANT</b>	NAME: <u>KB Homes</u> ADDRESS: <u>5795 W. Badura, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8451</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(702) 458-2551</u> CELL: _____ E-MAIL: <u>pvalentine@wlbgroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-20-601-004 & 005

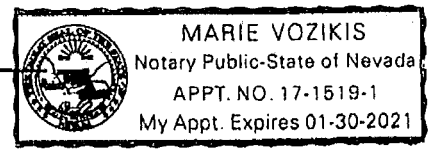
PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Road & Durango

PROJECT DESCRIPTION: 41 Lot Single Family Subdivision with minimum lot size of 3,325 SF.

(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)\*  
 STATE OF Nevada  
 COUNTY OF Clark

Brian Kunec  
 Property Owner (Print)



SUBSCRIBED AND SWORN BEFORE ME ON July 25, 2019 (DATE)  
 By Brian Kunec, Resident of KB Home Las Vegas Inc, a Nevada corporation  
 NOTARY PUBLIC: Marie Vozikis

\*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.

July 02, 2019

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

WC-19-400 109

**RE: Justification Letter for  
Waiver of Conditions  
for Blue Diamond and Durango**

Clark County Planning Staff,

On behalf of KB Home, The WLB Group respectfully submits the attached Waiver of Conditions, for parcels 176-20-601-004 & 005, totaling 5.08 acres, located North of Blue Diamond Road, west of Durango Road. The proposed development will consist of 41 single family residential units for a density of 8.07 units per acre, conforming to the current R-3 zoning. All interior streets serving the 40 lots will be constructed as 42-foot private streets (38' from b/c to b/c with a 4' wide sidewalk on one side only).

Three 2-story plans and one 1-story plan are proposed, with three distinct elevation options. The models range from 1423 square feet to 2,469 square feet. All four models will be in conformance with Title 30 Development Requirements for four-sided architecture. In addition, the proposed homes will have a maximum building height of 27 feet 4 inches. The development features paver driveways and house forward architecture by means of a cantilevered 2<sup>nd</sup> floor on the largest plan.

**Waiver of Conditions**

1. A request for a waiver of conditions to WS-18-0896, VS-18-0898 and TM-18-500216 to eliminate the requirement for the private BLM access grant. We are requesting a waiver of condition from the conditions of approval on the approved applications for WS-18-0896, VS-18-0898, and TM-18-500216. We are requesting a waiver on the condition to eliminate the private access grant from the BLM required on this development, as we are now utilizing the existing BLM right-of-way.

We are hopeful that the information as provided meets with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at 702-458-2551.

Respectfully,



Gerald Burke, PE  
Director of Engineering

09/18/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-19-400110 (VS-18-0898)-KB HOME LV CAMDEN, LLC:**

**WAIVERS OF CONDITIONS** of a vacation requiring the following: **1)** vacation shall not record prior to the applicant securing a private grant from the Bureau of Land Management, **2)** applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision; and **3)** applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road in conjunction with an approved single family residential subdivision on 5.1 acres in an R-3 (Multiple Family Residential) Zone.

Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. JJ/sd/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-20-601-004; 176-20-601-005; 176-20-601-014

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 41
- Density (du/ac): 8.1
- Minimum/Maximum Lot Size (square feet): 3,256/6,117 (gross and net)
- Project Type: Single family residential

**Site Plans & History**

VS-18-0898 was originally approved on January 9, 2019 by the Board of County Commissioners. The application was for the vacation and abandonment of 33 foot wide government patent easements around the perimeter of APN's 176-20-601-004, 005, & 014. The plans also depict the vacation and abandonment of a BLM access easement on APN 176-20-601-014 that connects the 2 northern parcels to Blue Diamond Road. The applicant states that the

BLM access easement will be realigned to meet the design needs of the proposed single family residential development on the 2 northern parcels.

Previous Conditions of Approval

Listed below are the approved conditions for VS-18-0898:

**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**

- Vacation shall not record prior to the applicant securing a private grant from the Bureau of Land Management (BLM);
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Applicant shall secure a private grant from the BLM through APN 176-20-601-014 for access to the proposed subdivision;
- Applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road,

Applicant's Justification

The applicant states they are requesting a waiver of conditions from the original conditions of approval on application VS-18-0898. These conditions state that the applicant "shall secure a private access agreement from the BLM to the subdivision" and "shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road. The applicant states that they are now utilizing the existing BLM public access easement.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0066	Reclassified the site from H-2 to R-3 zoning for a future residential development subject to a design review as a public hearing on final plans	Approved by BCC	April 2018

**Surrounding Land Use**

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

### Related Applications

Application Number	Request
WC-19-400109 (WS-18-0896)	A waiver of conditions for a waiver of development standards requiring the following: 1) applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision; and 2) applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road is a companion item on this agenda.
WC-19-400096 (TM-18-500216)	A waiver of conditions for a tentative map requiring: 1) applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision; and 2) applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road 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 request to waive the conditions related to a private BLM right-of-way grant since the project has been redesigned to use the existing public grant.

##### Staff Recommendation

Approval.

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

- Right-of-way dedication to include the portion of the cul-de-sac at the north end of the proposed access.

#### Building Department - Fire Prevention

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** KB HOME LV CAMDEN, LLC

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

**DRAFT**



# LAND USE APPLICATION 11A

## 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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) VS-18-0898 (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>7/29/19</u> PLANNER ASSIGNED: <u>SD</u> ACCEPTED BY: <u>NR</u> FEE: <u>\$475</u> CHECK #: <u>20354935 / 2035505</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUD-4</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>WC-19-400110</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>8/28</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9-18 @ 9am</u> ZONE / AE / RNP: <u>H-2</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>KB HOME LV CAMDEN L L C</u> ADDRESS: <u>5795 W. Badura, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8451</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u>	
	<b>APPLICANT</b>	NAME: <u>KB Homes</u> ADDRESS: <u>5795 W. Badura, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8451</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(702) 458-2551</u> CELL: _____ E-MAIL: <u>pvalentine@wlbgroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-20-601-004 & 005

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Road & Durango

PROJECT DESCRIPTION: 41 Lot Single Family Subdivision with minimum lot size of 3,325 SF.

(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)*	<u>Brian Kunec</u> Property Owner (Print)	 <b>MARIE VOZIKIS</b> Notary Public-State of Nevada APPT. NO. 17-1519-1 My Appt. Expires 01-30-2021
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>		
SUBSCRIBED AND SWORN BEFORE ME ON <u>July 25, 2019</u> (DATE) By <u>Brian Kunec, President of KB Home Las Vegas Inc., a Nevada corporation</u> NOTARY PUBLIC: <u>Marie Vozikis</u>		

\*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.

July 02, 2019

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

WC-19-400110

***RE: Justification Letter for  
Waiver of Conditions  
for Blue Diamond and Durango***

Clark County Planning Staff,

On behalf of KB Home, The WLB Group respectfully submits the attached Waiver of Conditions, for parcels 176-20-601-004 & 005, totaling 5.08 acres, located North of Blue Diamond Road, west of Durango Road. The proposed development will consist of 41 single family residential units for a density of 8.07 units per acre, conforming to the current R-3 zoning. All interior streets serving the 40 lots will be constructed as 42-foot private streets (38' from b/c to b/c with a 4' wide sidewalk on one side only).

Three 2-story plans and one 1-story plan are proposed, with three distinct elevation options. The models range from 1423 square feet to 2,469 square feet. All four models will be in conformance with Title 30 Development Requirements for four-sided architecture. In addition, the proposed homes will have a maximum building height of 27 feet 4 inches. The development features paver driveways and house forward architecture by means of a cantilevered 2<sup>nd</sup> floor on the largest plan.

**Waiver of Conditions**

1. A request for a waiver of conditions to WS-18-0896, VS-18-0898 and TM-18-500216 to eliminate the requirement for the private BLM access grant. We are requesting a waiver of condition from the conditions of approval on the approved applications for WS-18-0896, VS-18-0898, and TM-18-500216. We are requesting a waiver on the condition to eliminate the private access grant from the BLM required on this development, as we are now utilizing the existing BLM right-of-way.

We are hopeful that the information as provided meets with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at 702-458-2551.

Respectfully,



Gerald Burke, PE  
Director of Engineering



09/18/19 BCC AGENDA SHEET

OFF-SITE IMPROVEMENTS  
(TITLE 30)

PEBBLE RD/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0584-SOUTHERN HILLS BAPTIST CHURCH:**

**WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a minor subdivision for future development on 1.2 acres in an R-E (Rural Estates Residential) Zone.

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

---

RELATED INFORMATION:

**APN:**

176-23-501-001; 176-23-501-003

**WAIVER OF DEVELOPMENT STANDARDS:**

Waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) on Pebble Road and Torrey Pines Drive where required per Chapter 30.52.

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6485 W. Pebble Road
- Site Acreage: 1.2
- Number of Lots: 1
- Project Type: Future development

**Site Plan**

The site plan depicts a minor subdivision map combining the existing parcels into 1 parcel. The plan also depicts a commercial driveway along Torrey Pines Drive with asphalt tapered for access to the site. Since this is the second parcel map on the subject parcel off-site improvements are required per Title 30.

Applicant's Justification

The applicant indicates that full off-sites are not found in the general vicinity of the project; therefore, they are requesting a 100 foot asphalt tapered transition be install in lieu of the off-sites.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Commercial General	R-E & H-2	Undeveloped
East	Business and Design/Research Park	R-E	Single family residence, place of worship, & school
West	Commercial General	R-2	Undeveloped

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Public Works - Development Review**

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**

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**

- Apply for and have approved a vacation of 10 feet of right-of-way for Pebble Road;
- Execute a Restrictive Covenant Agreement (deed restrictions).

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: DWYER ENGINEERING**

**CONTACT: DWYER ENGINEERING, 7310 SMOKE RANCH RD, STE E, LAS VEGAS, NV 89128**

**DRAFT**



09/18/19 BCC AGENDA SHEET

FUTURE DEVELOPMENT  
(TITLE 30)

VALLEY VIEW BLVD/LANDBERG AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-19-0586-WARDS' IRREVOCABLE TRUST & WARD, JOSEPH L. JR TRS:**

**ZONE CHANGE** to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for future development.

Generally located on the north side of Landberg Avenue, 170 feet west of Valley View Boulevard within Enterprise (description on file). JJ/lm/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-504-006

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.3
- Project Type: Commercial development

Site Plans

No plans submitted with the application.

Applicant's Justification

The applicant indicates they are requesting a conforming zone change to facilitate commercial marketing of the parcel and to be more compatible with the proposed future commercial development to the east.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Commercial Neighborhood	R-E	Undeveloped
South	Residential Suburban	R-2	Undeveloped (approved for single family residential)
West	Commercial Neighborhood	R-E	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

The requested C-1 zone change conforms to the Enterprise Land Use Plan, which designates this area as being CN (Commercial Neighborhood). The Commercial Neighborhood Planned Land Use category allows for medium intensity retail to primarily service the local area. Staff finds that the requested zoning is less intense than the proposed uses on the adjacent parcel to the east, which has requested C-2 commercial zoning designation with a convenience store and tavern (NZC-19-0504). Staff finds that this zone change complies with the planned land use. However, staff recommends providing cross access (ingress, egress, and parking) with the proposed commercial development to the north and east to reduce the traffic impact on the local street (Landberg Avenue), per Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site design to be compatible with adjacent land use and off-site circulation patterns, especially when the adjacent land use (residential to the south) is a lower density or intensity. Therefore, staff can support the zone change.

**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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Record perpetual cross access, ingress/egress, and parking easements, with the future commercial development to the north and east;
- Design Review as a public hearing for future development;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

**Public Works - Development Review**

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

**Building Department - Fire Prevention**

- No comment.

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

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

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

**APPLICANT:** JOSEPH WARD JR.  
**CONTACT:** JOSEPH WARD JR., WARDS IRREVOBACLE TRUST, 2405 MERRILL  
ROAD, CARSON CITY, NV 89706

**DRAFT**







# LAND USE APPLICATION 12A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
  - ZONE CHANGE
    - CONFORMING (ZC)
    - NONCONFORMING (N/C)
  - 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 #)
- DEVELOPMENT AGREEMENT (DA)

<b>STAFF</b>  DATE FILED: <u>7/26/2019</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$300</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUD3</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNAT? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0584</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>8/28</u> TIME: <u>6pm</u> PC MEETING DATE: <u>9/17/2019</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE (N/A)</u> PLANNED LAND USE: <u>ENTCG</u> NOTIFICATION RADIUS: <u>N/A</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
---	--

<b>PROPERTY OWNER</b>	NAME: <u>Southern Hills Baptist Church</u> ADDRESS: <u>6425 W Pebble Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-388-7422</u> FAX: _____ CELL: <u>702-286-1453</u> E-MAIL: <u>fred@southernhillslv.com</u>
-----------------------	--

<b>APPLICANT</b>	NAME: <u>Thoms L Hellums, Dwyer Engineering Inc.</u> ADDRESS: <u>7310 Smoke Ranch Rd. Suite E</u> <span style="float: right;">PCI# 147487</span> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-254-2200</u> FAX: _____ CELL: _____ E-MAIL: <u>thellums@dwyerengineering.com</u>
------------------	---

<b>CORRESPONDENT</b>	NAME: <u>SAME</u> <span style="float: right;">RA: 193941</span> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-23-501-001 & 003

PROPERTY ADDRESS and/or CROSS STREETS: Torrey Pines Dr. & Pebble Rd.

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.

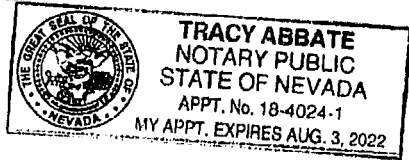
[Signature]  
Property Owner (Signature)\*

Fred Murray Jr - Torrey Pines  
Property Owner (Print)

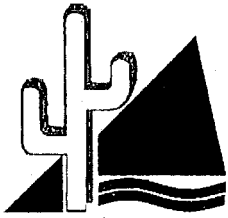
STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 2 2019 (DATE)

By Tracy Abbate  
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.



**DWYER ENGINEERING, INC.**  
 CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

WS-19-0584

**JUSTIFICATION LETTER**

To: Clark County Planning Department

Date: July 26, 2019

Subject: Southern Hills Baptist Church  
 Off-Site Improvements  
 APN: 176-23-501-001 & 003

From: R. Blayne Soule', P.E.

The Current owners of the Parcels 176-23-501-001 & 003 are seeking to install a commercial driveway with the exclusion of additional offsite improvements such as curb, gutter and sidewalk abutting the property due to the local current Rural zoning of "R-E" <sup>FOR TORREY PINES</sup> <sup>AND PEBBLE AS</sup>

<sup>STREETLIGHTS</sup> <sup>STREETLIGHTS</sup>

Curb, gutters and sidewalks are not found in the general vicinity and <sup>REQUIRED</sup> because of this, we request that a 100' asphalt tapered transition be installed in-lieu of these offsite <sup>BY</sup> improvements per the attached site plan. <sup>MSM-</sup> <sup>18-600038.</sup>

Sincerely,

DWYER ENGINEERING, INC.

R. Blayne Soule' P.E.