

# Enterprise Town Advisory Board

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

October 30, 2019

6:00 p.m. |

## AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from 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  
Kendal Weisenmiller |

Barris Kaiser – Vice Chair  
Rachel Pinkston

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions |
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes October 9, 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 October 30, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

VI. Planning & Zoning

1. **WC-19-400122 (NZC-18-0915)-RAINBOW & BLUE DIAMOND SOUTHEAST:**  
**WAIVER OF CONDITIONS** for a zone change to provide enhanced landscape buffers along the perimeters and street frontages, including detached sidewalks per plans in conjunction with a previously approved shopping center on 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/pb/ja (For possible action) **11/06/19 BCC**.
2. **WS-19-0725-RAINBOW & BLUE DIAMOND SOUTHEAST:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative landscaping.  
**DESIGN REVIEW** for modifications to an approved shopping center on 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/pb/ja (For possible action) **11/06/19 BCC**
3. **DR-19-0775-ABS MOUNTAINS EDGE ENTERPRISE, LLC:**  
**DESIGN REVIEW** for lighting in conjunction with an approved tavern on a portion of 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Pyle Avenue within Enterprise. JJ/jt/ja (For possible action) **11/19/19 PC**
4. **VS-19-0754-RICHMOND LIMITED PARTNERSHIP:**  
**VACATE AND ABANDON** easement of interest to Clark County located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise (description on file). MN/pb/jd (For possible action) **11/19/19 PC**
5. **VS-19-0757-PATTERSON, ASHLEY M.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Westwind Road and Lindell Road, and between Shelbourne Avenue and Wigwam Avenue within Enterprise (description on file). JJ/tk/jd (For possible action) **11/19/19 PC**
6. **WS-19-0621-CORONA, OSWALDO & VIOLETA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a proposed single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Ford Avenue and Polaris Avenue within Enterprise. JJ/sd/jd (For possible action)

7. **WS-19-0759-TABEEK MICHAEL & JOLENE TRUST & TABEEK MICHAEL C & JOLENE K TRS: WAIVER OF DEVELOPMENT STANDARDS** to allow vivid hues (exterior paint color) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Fairfield Avenue, approximately 440 feet north of Mesa Verde Lane within Enterprise. MN/sd/ja (For possible action) 11/19/19 PC
8. **DR-19-0585-32 ACRES, LLC:**  
**HOLDOVER DESIGN REVIEWS** for the following: 1) modified design for a previously approved tavern; 2) lighting for a tavern; and 3) signage for an approved retail center including tavern on a portion of 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Starr Avenue within Enterprise. MN/lm/jd (For possible action) 11/20/19 BCC
9. **DR-19-0784-USA:**  
**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase finished grade in conjunction with a proposed single family residential development on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise. JJ/jor/jd (For possible action) 11/20/19 BCC
10. **DR-19-0786-GAUGHAN SOUTH, LLC:**  
**DESIGN REVIEW** for a comprehensive sign package in conjunction with a resort hotel (South Point) on 56.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Silverado Ranch Boulevard within Enterprise. MN/jt/ja (For possible action) 11/20/19 BCC
11. **DR-19-0795-JONES FORD LINDELL, LLC:**  
**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase finished grade in conjunction with a previously approved single family residential development on 7.5 acres in a R-E (Rural Estates Residential) (RNP-I) and R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue and the east and west sides of El Camino Road (alignment) within Enterprise. JJ/jor/jd (For possible action) 11/20/19 BCC
12. **TM-19-500210-USA:**  
**TENTATIVE MAP** consisting of 22 single family residential lots on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise. JJ/jor/jd (For possible action) 11/20/19 BCC
13. **TM-19-500212-CFT LANDS, LLC:**  
**TENTATIVE MAP** consisting of 174 residential lots and common lots on a 28.1 acre portion of a 50.2 acre site in an R-E (Rural Estates Residential) Zone, R-2 (Medium Density Residential) Zone, and RUD (Residential Urban Density) Zone. Generally located on the north side of Cactus Avenue, 330 feet east of Jones Boulevard within Enterprise. JJ/rk/jd (For possible action) 11/20/19 BCC
14. **TM-19-500213-GAMEDAY, LLC:**  
**TENTATIVE MAP** consisting of 74 residential lots and common lots on a 14.3 acre portion of a 34.0 acre site in an R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the north side of Frias Avenue and the west side of Lindell Road within Enterprise. JJ/rk/ja (For possible action) 11/20/19 BCC

15. **TM-19-500214-JONES FORD LINDELL, LLC:**  
**TENTATIVE MAP** consisting of 22 single family residential lots and 3 common lots on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) and R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue and the east and west sides of El Camino Road (alignment) within Enterprise. JJ/jor/jd (For possible action) **11/20/19 BCC**
16. **UC-19-0773-PRESTIGE PROPERTIES NEVADA, LLC:**  
**USE PERMIT** for a proposed marijuana establishment (retail marijuana store).  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate parking lot landscaping.  
**DESIGN REVIEW** for a marijuana establishment (retail store) on 0.8 acres in a C-2 (General Commercial) Zone within the MUD-3 Overlay District. Generally located on the east side of Southern Highlands Parkway and the north side of Dancing Winds Place (alignment) within Enterprise. JJ/sd/jd (For possible action) **11/20/19 BCC**
17. **UC-19-0794-THOMSON FAMILY TRUST & THOMSON JOHN C. TRS:**  
**USE PERMITS** for the following: 1) convenience store; and 2) gasoline station.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce separation from a convenience store to a residential use; 2) allow an attached sidewalk; and 3) alternative driveway geometrics.  
**DESIGN REVIEW** for a convenience store and gasoline station on a 0.9 acre portion of 5.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/jt/ja (For possible action) **11/20/19 BCC**
18. **VS-19-0791-HLI, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cactus Avenue and Frias Avenue (alignment), and between Jones Boulevard and Lindell Road; and a portion of a right-of-way being Duneville Street located between Cactus Avenue and Frias Avenue (alignment), and a portion of a right-of-way being Cactus Avenue located between Jones Boulevard and Lindell Road within Enterprise (description on file). JJ/rk/jd (For possible action) **11/20/19 BCC**
19. **VS-19-0793-GAMEDAY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue and Dreaming Tree Street, and between Lindell Road and Duneville Street (alignment) and a portion of a right-of-way being Haleh Avenue located between Lindell Road and Duneville Street (alignment), and a portion of a right-of-way being Frias Avenue located between Lindell Road and Duneville Street (alignment), and a portion of a right-of-way being Lindell Road located between Frias Avenue and Dreaming Tree Street within Enterprise (description on file). JJ/rk/ja (For possible action) **11/20/19 BCC**
20. **VS-19-0796-USA:**  
**VACATE AND ABANDON** an easement of interest to Clark County located between Jerlyn Street and Monte Cristo Way and between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/jor/jd (For possible action) **11/20/19 BCC**
21. **WC-19-400134 (ZC-2178-04)-GAMEDAY, LLC:**  
**WAIVER OF CONDITION** of a zone change requiring right-of-way dedication of 30 feet for Haleh Avenue in conjunction with a single family development on 14.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Frias Avenue and the west side of Lindell Road within Enterprise. JJ/rk/ja (For possible action) **11/20/19 BCC**

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YOLANDA KING, County Manager



22. **WC-19-400135 (NZC-0044-17)-JONES FORD LINDELL, LLC:**  
**WAIVERS OF CONDITIONS** of a nonconforming zone change for the following: **1)** provide landscaping per Figure 30.64-11 along the south, west, and east property lines; and **2)** off-site improvements for a proposed single family residential development on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) and R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue and the east and west sides of El Camino Road (alignment) within Enterprise. JJ/jor/jd (For possible action) **11/20/19 BCC**
23. **WS-19-0790-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** drainage study; and **2)** full off-site improvements (including curb, gutter, sidewalk, and partial paving) in conjunction with a minor subdivision on 32.1 acres in an R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the east side of Schirlls Street and the north side of Cactus Avenue within Enterprise. JJ/jt/jd (For possible action) **11/20/19 BCC**
24. **ZC-19-0788-CFT LANDS, LLC:**  
**ZONE CHANGE** to reclassify a 5.2 acre portion of the development from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** increase wall height; and **3)** reduce street intersection off-set.  
**DESIGN REVIEW** for a single family residential development on a 28.1 acre portion of a 50.2 acre site. Generally located on the north side of Cactus Avenue, 330 feet east of Jones Boulevard within Enterprise (description on file). JJ/rk/jd (For possible action) **11/20/19 BCC**
25. **ZC-19-0792-CFT LANDS, LLC:**  
**ZONE CHANGE** to reclassify a 2.9 acre portion of the development from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** increase wall height; and **3)** reduce street intersection off-set.  
**DESIGN REVIEW** for a single family residential development on a 14.3 acre portion of a 34.0 acre site. Generally located on the north side of Frias Avenue and the west side of Lindell Road within Enterprise (description on file). JJ/rk/ja (For possible action) **11/20/19 BCC**

VII. General Business

1. Review 2020 calendar and set dates for Enterprise Town Advisory Board meetings (for possible action).

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

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 YOLANDA KING, County Manager

IX. Next Meeting Date: November 13, 2019 at 6:00p.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/> |

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YOLANDA KING, County Manager



# Enterprise Town Advisory Board

October 9, 2019

## MINUTES

Board Members:	Jenna Waltho, Chair - <b>PRESENT</b> Kendal Weisenmiller <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> David Chestnut <b>PRESENT</b>
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Secretary: Carmen Hayes 702-371-7991 **EXCUSED** [chaycs70@yahoo.com](mailto:chaycs70@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 (see above)

The meeting was called to order at 6:00 p.m.

Al Laird, Current Planning

II. Public Comment

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

None.

III. Approval of September 25, 2019 Minutes (For possible action)

Motion by Jenna Waltho  
Action: **APPROVE** as published.  
Motion **PASSED** (4-0) / Unanimous

IV. Approval of Agenda for October 9, 2019 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho  
Action: **APPROVE** as amended.  
Motion **PASSED** (4-0) / Unanimous

Withdrawn application:

2. UC-19-0398-ABC HAVEN WEST INC: The applicant has **WITHDRAWN** the application.

Applicant requested holds:

1. UC-19-0645-AFRIDI ROMMAN KHAN: The applicant has requested a **HOLD** to no date certain.
22. WC-19-400122 (NZC-18-0915)-RAINBOW & BLUE DIAMOND SOUTHEAST: Applicant has requested a **HOLD** to Enterprise TAB meeting on October 30, 2019.
26. WS-19-0725-RAINBOW & BLUE DIAMOND SOUTHEAST: Applicant has requested a **HOLD** to Enterprise TAB meeting on October 30, 2019.

Related applications:

11. TM-19-500187-DEAN FAMILY TRUST ETAL & BROSSEAU SANDRA TRS;
18. VS-19-0719-DEAN FAMILY TRUST ETAL & BROSSEAU SANDRA TRS;
27. ZC-19-0718-DEAN FAMILY TRUST ETAL & BROSSEAU SANDRA TRS;
  
12. TM-19-500191-BLUE SAND HOLDINGS, LLC;
19. VS-19-0735-BLUE SAND HOLDINGS, LLC;
28. ZC-19-0734-BLUE SAND HOLDINGS, LLC;
  
13. TM-19-500193-LUCE, RONALD D. & INDIGO SERVICES;
21. VS-19-0756-LUCE, RONALD D. & INDIGO SERVICES;
24. WC-19-400126 (NZC-0925-17)-MONARCH LUXURY APARTMENTS, LLC;
29. ZC-19-0741-LUCE, RONALD D. & INDIGO SERVICES;
  
14. TM-19-500194-HLI, LLC;
20. VS-19-0744-HLI, LLC;
25. WC-19-400127 (ZC-1624-06)-HLI, LLC;
30. ZC-19-0743-HLI, LLC;
  
15. UC-19-0751-HARRISON KEMP & JONES 401 PLAN, ET AL;
16. UC-19-0752-HARRISON KEMP & JONES 401 PLAN, ET AL;

V. Informational Items

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

- Enterprise Area Command Trunk or Treat October 24, 2019 at The Crossing, 7950 West Windmill Lane from 5:00pm – 10:00pm.
- Clark County Commissioner Michael Naft and US Congresswoman Dina Titus will host a Coffee and Conversation on Saturday, October 19, 9:30am-10:30am at Denny's 3881 W. Flamingo Rd

VI. Planning & Zoning

1. **UC-19-0645-AFRIDI ROMMAN KHAN:**  
**USE PERMITS** for the following: **1)** a proposed communication tower; and **2)** reduced setbacks.  
**DESIGN REVIEW** for a proposed communication tower and ground equipment on a portion of 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 325 feet south of Eldorado Lane within Enterprise. MN/nr/jd (For possible action) **10/01/19 PC**

The applicant has requested a **HOLD** to no date certain.

2. **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) **10/02/19 BCC**

The applicant has **WITHDRAWN** the application.

3. **ZC-19-0692-NAZARIAN, MICHAEL & ANNA REVOCABLE TRUST ET AL & NAZARIAN, MICHAEL & ANNA TRS:**  
**ZONE CHANGE** to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.  
**DESIGN REVIEW** for an on-premises consumption of alcohol establishment (tavern). Generally located on the east side of Valley View Boulevard and the south side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/md/jd (For possible action) **10/16/19 BCC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

4. **ET-19-400121 (UC-0479-17) -A B S MOUNTAINS EDGE ENTERPRISE, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** on-premises consumption of alcohol (tavern); **2)** convenience store; **3)** gasoline station; **4)** vehicle wash; **5)** personal services; **6)** office as a principal use; **7)** retail as a principal use; and **8)** restaurant as a principal use in an M-D zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation for a proposed convenience store to a residential use; **2)** reduce the separation for a proposed vehicle wash to a residential use; and **3)** a vehicle wash bay to face a public street.  
**DESIGN REVIEW** for a shopping center on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Mountains Edge Parkway within Enterprise. JJ/lm/jd (For possible action) **11/05/19 PC**

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

5. **UC-19-0723-ST ROSE PLAZA, LLC:**  
**USE PERMIT** for increased display spaces for a vehicle rental facility in conjunction with an existing shopping center on a portion of 3.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Bruner Avenue and the east side of Haven Street (alignment) within Enterprise. MN/nr/jd (For possible action) **11/05/19 PC**

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

6. **UC-19-0748-J 3 DECATUR, LLC:**  
**USE PERMIT** for a transportation service with more than 5 vehicles.  
**DESIGN REVIEW** for a shade structure for vehicle inspections in conjunction with a transportation service within an existing shopping center on 3.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Wagon Trail Avenue and Decatur Boulevard within Enterprise. MN/al/jd (For possible action) **11/05/19 PC**

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

7. **VC-19-0715-GARCILAZO FAMILY TRUST & GARCILAZO JOE RICHARD & KAREN LORRAINE TRS:**  
**VARIANCE** to reduce the rear yard setback for a proposed patio cover in conjunction with an existing single family residence on 0.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the north side of Isle Drive, 240 feet west of Ringrose Street within Enterprise. JJ/tk/jd (For possible action) **11/05/19 PC**

Motion by David Chestnut  
Action: **APPROVE** per staff if approved conditions.  
Motion **PASSED** (4-0) /Unanimous

8. **VS-19-0714-CENTURY COMMUNITIES NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Grand Canyon Drive and Conquistador Street, and between Serene Avenue and Oleta Avenue within Enterprise (description on file). JJ/lm/jd (For possible action) **11/05/19 PC**

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

9. **VS-19-0728-PROSPECTUS ENDEAVORS 4, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Neal Avenue located between Parvin Street (alignment) and Las Vegas Boulevard South, and a portion of right-of-way being Parvin Street located between Neal Avenue (alignment) and Loretta Lane (alignment) within Enterprise (description on file). MN/md/jd (For possible action) **11/05/19 PC**

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

10. **DR-19-0740-BD-ARVILLE, LLC:**  
**DESIGN REVIEW** for a fast food restaurant with a drive-thru on a portion of 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of Arville Street within Enterprise. JJ/pb/jd (For possible action) **11/06/19 BCC**

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

- Design Review as a public hearing for and signage.
- Design Review as a public hearing for significant changes to plans.
- Install bollards between outside dining area and parking area to the east

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

11. **TM-19-500187-DEAN FAMILY TRUST ETAL & BROUSSEAU SANDRA TRS:**  
**TENTATIVE MAP** consisting of 44 single family residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise. JJ/pb/jd (For possible action) **11/06/19 BCC**

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

12. **TM-19-500191-BLUE SAND HOLDINGS, LLC:**  
**TENTATIVE MAP** consisting of 18 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Oleta Avenue (alignment) and the east side of Quarterhorse Lane (alignment) within Enterprise. JJ/al/ja (For possible action) **11/06/19 BCC**

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

13. **TM-19-500193-LUCE, RONALD D. & INDIGO SERVICES:**  
**TENTATIVE MAP** consisting of 53 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east and west sides of Ullom Drive (alignment), 320 feet north of Frias Avenue within Enterprise. JJ/al/ja (For possible action) **11/06/19 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff if approved conditions.  
Motion **PASSED** (4-0) /Unanimous

14. **TM-19-500194-HLI, LLC:**  
**TENTATIVE MAP** consisting of 162 single family residential lots and common lots on 59.1 acres in an R-E (Rural Estates Residential) Zone, R-2 (Medium Density Residential) Zone, and R-3 (Multiple Family Residential) Zone. Generally located on the east side of Jones Boulevard and the north and south sides of Frias Avenue (alignment) within Enterprise. JJ/al/xx (For possible action) **11/06/19 BCC**

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

15. **UC-19-0751-HARRISON KEMP & JONES 401 PLAN, ET AL:**  
**USE PERMIT** to allow a marijuana establishment (retail store) in conjunction with an existing retail center on a portion of 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cactus Avenue, 222 feet east of Valley View Boulevard within Enterprise. JJ/jor/jd (For possible action) **11/06/19 BCC**

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

16. **UC-19-0752-HARRISON KEMP & JONES 401 PLAN, ET AL:**  
**USE PERMIT** to allow a marijuana establishment (retail store) in conjunction with an existing retail center on a portion of 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cactus Avenue, 222 feet east of Valley View Boulevard within Enterprise. JJ/jor/jd (For possible action) **11/06/19 BCC**

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

17. **UC-19-0755-BAKOLAS HOLDINGS PLACID, LLC:**  
**USE PERMIT** for a proposed marijuana establishment (retail store) in conjunction with a convenience store and existing commercial development on 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Warm Springs Road and the east side of Placid Street within Enterprise. MN/jvm/jd (For possible action) **11/06/19 BCC**

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



18. **VS-19-0719-DEAN FAMILY TRUST ETAL & BROSSAU SANDRA TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Erie Avenue and Levi Avenue, and between Torrey Pines Drive and Jones Boulevard and a portion of a right-of-way being Erie Avenue located between Torrey Pines Drive and Jones Boulevard within Enterprise (description on file). JJ/pb/jd (For possible action) **11/06/19 BCC**

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

19. **VS-19-0735-BLUE SAND HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Oleta Avenue (alignment) and Westchester Hill Avenue, and between Quarterhorse Lane (alignment) and Whatley Street within Enterprise (description on file). JJ/al/ja (For possible action) **11/06/19 BCC**

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

20. **VS-19-0744-HLI, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Duneville Street (alignment), and between Cactus Avenue and Frias Avenue (alignment); and portions of a rights-of-way being Rush Avenue located between Jones Boulevard and Duneville Street (alignment), and Redwood Street located between Cactus Avenue and Frias Avenue (alignment) within Enterprise (description on file). JJ/al/xx (For possible action) **11/06/19 BCC**

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

21. **VS-19-0756-LUCE, RONALD D. & INDIGO SERVICES:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/al/xx (For possible action) **11/06/19 BCC**

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

22. **WC-19-400122 (NZN-18-0915)-RAINBOW & BLUE DIAMOND SOUTHEAST:**  
**WAIVER OF CONDITIONS** for a zone change to provide enhanced landscape buffers along the perimeters and street frontages, including detached sidewalks per plans in conjunction with a previously requested shopping center on 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/pb/ja (For possible action) **11/06/19 BCC**

Applicant has requested a **HOLD** to Enterprise TAB meeting on October 30, 2019.

23. **WC-19-400124 (ZC-18-0256)-BLUE DIAMOND DECATUR PLAZA, LLC:**  
**WAIVER OF CONDITIONS** of a zone change for a design review as a public hearing for lighting in conjunction with a shopping center, mini-warehouse facility, and future hotel on 13.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. JJ/lm/jd (For possible action) **11/06/19 BCC**  
Motion by David Chestnut  
Action: **DENY**.  
Motion **PASSED** (4-0) /Unanimous

24. **WC-19-400126 (Nzc-0925-17)-MONARCH LUXURY APARTMENTS, LLC:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: **1)** enhanced landscape buffers along the perimeters and street frontages, and pedestrian access gates, as shown per plans; **2)** design review as a public hearing for future signage and lighting; and **3)** northernmost gate to be egress only for an approved multiple family residential development on 2.7 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Ullom Drive (alignment), 320 feet north of Frias Avenue within Enterprise (description on file). JJ/al/ja (For possible action) **11/06/19 BCC**

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

25. **WC-19-400127 (ZC-1624-06)-HLL, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring right-of-way dedication to include 30 feet to 60 feet for Rush Avenue west of Duneville Street, 55 feet to back of curb for Cactus Avenue, and associated spandrels on 25.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Cactus Avenue, 300 feet east of Jones Boulevard within Enterprise. JJ/al/xx (For possible action) **11/06/19 BCC**

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

26. **WS-19-0725-RAINBOW & BLUE DIAMOND SOUTHEAST:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative landscaping.  
**DESIGN REVIEW** for modifications to an approved shopping center on 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/pb/ja (For possible action) **11/06/19 BCC**

Applicant has requested a **HOLD** to Enterprise TAB meeting on October 30, 2019.

27. **ZC-19-0718-DEAN FAMILY TRUST ETAL & BROSEAU SANDRA TRS:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** overlength cul-de-sac.  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential development; and **2)** increased finished grade in conjunction with a single family residential development. Generally located on the north side of Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise

(description on file). JJ/pb/jd (For possible action) 11/06/19 BCC

Motion by Barris Kaiser

Action: **APPROVE**

ADD Current Planning Condition:

- Provide a standalone disclosure statement regarding easement constraining property for lot #11.

Per staff conditions.

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

28. **ZC-19-0734-BLUE SAND HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** of the following: 1) a single family residential development; and 2) increased finished grade. Generally located on the north side of Oléta Avenue (alignment) and the east side of Quarterhorse Lane (alignment) within Enterprise (description on file). JJ/al/ja (For possible action) 11/06/19 BCC

Motion by Kendal Weisenmiller

Action: **APPROVE** per staff conditions.

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

29. **ZC-19-0741-LUCE, RONALD D. & INDIGO SERVICES:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to permit alternative residential driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) single family residential development; 2) permit streets to terminate with hammerhead cul-de-sacs; and 3) increased finished grade for lots within a residential development on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east and west sides of Ullom Drive (alignment), 320 feet north of Frias Avenue within Enterprise (description on file). JJ/al/ja (For possible action) 11/06/19 BCC

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

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

Per staff if approved conditions.

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

30. **ZC-19-0743-HLI, LLC:**  
**ZONE CHANGE** to reclassify 23.0 acres from R-E (Rural Estates Residential) Zone, R-2 (Medium Density Residential) Zone, and RUD (Residential Urban Density) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) increase wall height; and 3) reduce street intersection off-set.  
**DESIGN REVIEW** for a single family residential development on 59.1 acres in an R-E (Rural Estates Residential) Zone, R-2 (Medium Density Residential) Zone, and R-3 (Multiple Family Residential) Zone. Generally located on the east side of Jones Boulevard and the north and south sides of Frias Avenue (alignment) within Enterprise (description on file). JJ/al/xx (For possible

action) 11/06/19 BCC

Motion by David Chestnut

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

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

VII. General Business:

1. Review/finalize FY 2021 budget request(s) and take public comment on the budget request(s). (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** budget requests as amended and discussed (see handout)

Motion **PASSED** (4-0) /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 October 30, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 8:34p.m.

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

January 2020

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
30	31	1	2	3
7:30 pm Goodsprings CANX 1:30 pm Laughlin CANX 6:30 pm Lone Mountain CANX 6:00 pm Lwr Kyle Canyon* CANX 7:00 pm Moapa CANX 7:00 pm Paradise CANX 6:30 pm Spring Valley CANX 6:00 pm Winchester CANX		<b>HOLIDAY</b> 6:00 pm Enterprise - moved to 1/2/20 7:00 pm Moapa Valley* CANX 7:00 pm Red Rock CANX 7:00 pm Searchlight CANX	7:00 pm Bunkerville CANX 6:00 pm Enterprise 7:00 pm Mt. Charleston CANX 6:30 pm Sunrise Manor 6:00 pm Whitney	
6	7	8	9	10
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
13	14	15	16	17
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester		6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
20	21	22	23	24
<b>HOLIDAY</b>	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
27	28	29	30	31
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester		6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

\* = SPECIAL CALL MEETING

February 2020

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
10	11	12	13	14
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
17	18	19	20	21
HOLIDAY	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
24	25	26	27	28
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
2	3	4	5	6
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

\* = SPECIAL CALL MEETING

March 2020

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
2	3 6:00 pm PC Briefing 7:00 pm PC Meeting	4 9:00 am BCC Meeting	5	6
9	10 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	11 6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	12 7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	13
16	17 6:00 pm PC Briefing 7:00 pm PC Meeting	18 9:00 am BCC Meeting	19	20
23	24	25	26	27
30	31 7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	1 6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	2 7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	3

\* = SPECIAL CALL MEETING

April 2020

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
30	31	1	2	3
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
6	7	8	9	10
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
13	14	15	16	17
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
20	21	22	23	24
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
27	28	29	30	1
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

\* = SPECIAL CALL MEETING



May 2020

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Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
27	28	29	30	1
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
4	5	6	7	8
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
11	12	13	14	15
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
18	19	20	21	22
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
HOLIDAY	25	26	27	28
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	29

\* = SPECIAL CALL MEETING

June 2020

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Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	4	5
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
8	<b>Elections</b>	10	11	12
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
15	16	17	18	19
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
22	23	24	25	26
29	30	1	2	3
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	

\* = SPECIAL CALL MEETING

July 2020

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
29	30	1	2	3
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	HOLIDAY
6	7	8	9	10
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
13	14	15	16	17
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
20	21	22	23	24
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
27	28	29	30	31
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

\* = SPECIAL CALL MEETING

August 2020

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
10	11	12	13	14
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
17	18	19	20	21
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
24	25	26	27	28
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
31	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

\* = SPECIAL CALL MEETING

September 2020

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
31	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
<b>HOLIDAY</b> 7	8	9	10	11
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
14	15	16	17	18
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
21	22	23	24	25
28	29	30	1	2
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

\* = SPECIAL CALL MEETING

October 2020

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
28	29	30	1	2
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
5	6	7	8	9
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
12	13	14	15	16
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
19	20	21	22	23
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
26	27	28	29	30
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	HOLIDAY

\* = SPECIAL CALL MEETING

**November 2020**

**DRAFT**

**Meeting Schedule**

Monday	Tuesday	Wednesday	Thursday	Friday
2	<b>ELECTIONS</b> 6:00 pm PC Briefing 7:00 pm PC Meeting	4 9:00 am BCC Meeting	5	6
9	10 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 8:30 pm Spring Valley 6:00 pm Winchester	11 <b>HOLIDAY</b> 6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	12 7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	13
16	17 6:00 pm PC Briefing 7:00 pm PC Meeting	18 9:00 am BCC Meeting	19	20
23	24 7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 8:30 pm Spring Valley 6:00 pm Winchester	25 6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	26 <b>HOLIDAY</b> 7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney CANX	27 <b>HOLIDAY</b>
30	1 6:00 pm PC Briefing 7:00 pm PC Meeting	2 9:00 am BCC Meeting	3	4

\* = SPECIAL CALL MEETING

December 2020

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
30	1 6:00 pm PC Briefing 7:00 pm PC Meeting	2 9:00 am BCC Meeting	3	4
7	8 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	9 6:00 pm Enterprise 7:00 pm Moapa Valley 7:00 pm Searchlight	10 7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	11
14	15 6:00 pm PC Briefing 7:00 pm PC Meeting	16 9:00 am BCC Meeting	17	18
21	22	23	24	25 HOLIDAY
28 7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	29	30 6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	31 7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	1 HOLIDAY

\* = SPECIAL CALL MEETING



January 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
4	5	6	7	8
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
11	12	13	14	15
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
HOLIDAY	18	19	20	21
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
25	26	27	28	29
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
1	2	3	4	5
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

\* = SPECIAL CALL MEETING

updated 6/9/18



11/06/19 BCC AGENDA SHEET

SHOPPING CENTER  
(TITLE 30)

BLUE DIAMOND RD/RAINBOW BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-19-400122 (NZN-18-0915)-RAINBOW & BLUE DIAMOND SOUTHEAST:**

**WAIVER OF CONDITIONS** for a zone change to provide enhanced landscape buffers along the perimeters and street frontages, including detached sidewalks per plans in conjunction with a previously approved shopping center on 8.1 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/pb/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-23-201-010; 176-23-201-015; 176-23-201-018

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 8.1
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 30
- Square Feet: 44,100
- Parking Required/Provided: 221/314

Site Plans

The original plans depict a proposed shopping center consisting of 7 buildings for a total of 44,100 square feet on 8.1 acres. Two retail buildings will be constructed upon approval while the remaining buildings are reserved for future development. The 2 retail buildings are located on the southeastern portion of the site and both have drive-thru service lanes. The drive-thru lane around Building 1 is located on the eastern side of the building with the entrance at the southeastern end of the building and the exit at the northwestern end of the building adjacent to the main drive aisle leading to the driveway on Santa Margarita Street. The drive-thru lane for Building 2 is located on the southern and eastern sides of the building with the entrance at the southwestern end of the building and the exit on the northeastern end of the building. A

convenience store with gasoline pumps is located on the northwestern portion of the site, 2 retail/restaurant buildings with drive-thru service are located on the northeastern portion of the site, another retail/restaurant building with drive-thru service is located on the southwestern portion of the site, and a restaurant building is located on the western portion of the site south of the convenience store. Parking areas are distributed throughout the site. The site will have access from Rainbow Boulevard, Santa Margarita Street, and Serene Avenue. The plans depict that 4 of the entrance driveways do not comply with Uniform Standard Drawing 222.1 regarding throat depth for parking lots greater than 200 parking spaces. The departure distance for the southern driveway on Rainbow Boulevard is 128 feet from Serene Avenue to the south.

#### Landscaping

The plans submitted with the companion item depict a 15 foot wide landscape area adjacent to an attached sidewalk along Serene Avenue on the southeastern portion of the site, a 25 foot to 50 foot wide landscape area with a detached sidewalk along Serene Avenue on the southwestern portion of the site, a 30 foot wide landscape area with a detached sidewalk along Rainbow Boulevard, and a 20 foot wide landscape area adjacent to an attached sidewalk along Santa Margarita Street where the previously approved plans depicted wider landscape areas. The original plans depict a landscape area with detached sidewalk ranging from 15 feet wide to 47 feet wide along Rainbow Boulevard, Blue Diamond Road, and Serene Avenue; and a minimum 20 foot wide landscape area along an attached sidewalk is located adjacent to Santa Margarita Street. Parking lot landscaping is equitably distributed throughout the site in accordance with Title 30 standards. Additional landscaping is located adjacent to Buildings 1 and 2.

#### Elevations

Buildings 1 and 2 are single story buildings similar in design with a maximum height of 30 feet. The building materials consist of painted stucco with a sand finish, stone veneer and metal band accents, decorative metal canopies, and aluminum window treatments. The roofs of the buildings are flat with parapet walls at various heights. Building 1 has a drive-thru window on the north side and Building 2 has a drive-thru window on the east side. No elevations have been provided for the other buildings.

#### Floor Plans

The plans depict a total building area of 44,100 square feet. The plans indicate that Buildings 1 and 2 will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants. Building 1 is 15,000 square feet and building 2 is 12,000 square feet. The other buildings range in size from 2,500 square feet to 5,100 square feet. No floor plans have been provided for the other buildings.

#### Signage

Signage was not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for NZC-18-0915:

#### Current Planning

- Resolution of Intent to complete in 3 years;

- Redesign the drive-thru facilities so the entrances and exits do not conflict with on-coming traffic;
- Any speaker on Rainbow Boulevard to be oriented away from the residences;
- On-site pedestrian circulation and bicycle parking;
- No trash enclosures within 100 feet of Rainbow Boulevard right-of-way;
- Buildings to be 1 story maximum height, 30 feet for the building, and up to 35 feet for architectural features;
- Design review as a public hearing on final plans and any significant changes to plans;
- Design review as a public hearing on signage and lighting;
- Enhanced landscape buffers along the perimeters and street frontages, including detached sidewalks per plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Only 1 driveway on Rainbow Boulevard;
- Coordinate with NDOT and/or Clark County Public Works for any additional driveway to the site;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Dedication and/or vacation of Rainbow Boulevard to be coordinated with Public Works - Design Division;
- 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;
- Per correspondence from the Regional Transportation Commission, dedicate a 5 foot by 25 foot easement for a future bus pad on Rainbow Boulevard north of Serene Avenue, and construct a combination right turn lane/bus pullout with a future driveway on Blue Diamond Road upon approval by the Nevada Department of Transportation.
- Applicant is advised that improvement plans and bonds may be required for Rainbow Boulevard, depending on the status of the County project; that rights-of-way, patent easements, right-of-way grants, and any other unnecessary easements will need to be vacated; that NDOT easements may exist south of the existing Blue Diamond Road right-of-way that may interfere with the proposed development; that throat depth is measured from the point of curvature at the back of curb radius on the driveways to the first point of conflict and some of the dimensions for throat depth on the plans are incorrect in that the throats for 3 of the driveways are actually shown as being longer than what the measurement on the plan shows; that sidewalks must return to the back of curb at the

point of tangent for all driveways; that the property line radius at the intersection of Rainbow Boulevard and Serene Avenue must be a minimum of 54 feet; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0536-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant indicates the landscape areas adjacent to the streets still meet most Code requirements.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TA-19-0158	Removed the MUD-3 Mixed Use Overlay District from the subject site	Approved by BCC	June 2019
NZC-18-0915	Reclassified the site from R-E and H-2 zoning to C-2 zoning to allow a shopping center with waivers to allow modified driveway design standards	Approved by BCC	June 2019

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
WS-19-0725	A waiver of development standards for a detached sidewalk along Serene Avenue and a design review for modifications to the approved shopping center is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Staff finds there have been no changes in the surrounding area and the condition is still valid. Although the plans submitted with the companion item depict changes in the landscape areas adjacent to the streets, the proposed changes still meet or exceed Code requirements with the exception of the attached sidewalk adjacent to Serene Avenue. Therefore, staff finds the proposed landscape areas still meet the intent of the previous condition of approval with the exception of the attached sidewalk along Serene Avenue. Staff can support the reduced width of the landscape areas but cannot support the attached sidewalk along Serene Avenue. Staff can support the request if a detached sidewalk is provided along Serene Avenue.

**Staff Recommendation**

Approval.

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Provide a detached sidewalk along Serene Avenue.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: RAINBOW & BLUE DIAMOND SOUTHEAST**

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







# LAND USE APPLICATION 1A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input checked="" 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 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) <u>NZC 18-0915</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>9/10/19</u> PLANNER ASSIGNED: <u>PHH</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$800.00</u> CHECK #: COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>M403</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY:	APP. NUMBER: <u>WC-19-400123</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9/19</u> TIME: <u>4:00</u> PC MEETING DATE: BCC MEETING DATE: <u>11/6/19</u> ZONE / AE / RNP: <u>C-2/IND</u> PLANNED LAND USE: <u>B5B1</u> NOTIFICATION RADIUS: <u>150</u> SIGN? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N LETTER DUE DATE: COMMENCE/COMPLETE:
	<b>PROPERTY OWNER</b>	NAME: <u>Rainbow &amp; Blue Diamond Southeast</u> ADDRESS: <u>5055 W. Patrick</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118-2840</u> TELEPHONE: <u>702-604-8159</u> CELL: E-MAIL: <u>mstone@capwestdev.com</u>	
	<b>APPLICANT</b>	NAME: <u>Same as owner</u> ADDRESS: CITY: STATE: ZIP: TELEPHONE: CELL: E-MAIL: REF CONTACT ID #:	
	<b>CORRESPONDENT</b>	NAME: <u>LAS Consulting -Lucy Stewart</u> ADDRESS: CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-23-201-010, 015 & 018

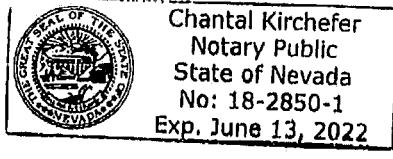
PROPERTY ADDRESS and/or CROSS STREETS: SEC Blue Diamond & Rainbow

PROJECT DESCRIPTION: Waive requirement for detached sidewalk and deisgn review for building #3

(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] Michael Dean  
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON September 3, 2019 (DATE)  
 By Michael J. Dean  
 NOTARY PUBLIC: Chantal Kirchefer



\*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.

LAS Consulting  
1930 Village Center Circle-Bldg 3, #577  
Las Vegas, NV 89134  
702-499-6469

September 10, 2019

Phil Blount, Principal Planner  
Clark County Current Planning  
500 Grand Central Parkway  
Las Vegas, NV 89106

RE: SEC Blue Diamond Rd & Rainbow Blvd, NZC 18- 0915

Dear Mr. Blount:

Please accept this letter as our request for a waiver of conditions for NZC 18-0915. The site is located on the SEC corner of Rainbow Blvd and Blue Diamond Road. A non-conforming zone change was approved for C-2 and a Design Review on an 8.09-acre site. An application for a design review and waiver of development standards is a companion item to this request. The companion waiver of development standards is to allow an attached detached sidewalk at the northeast corner along South Rainbow Blvd. and West Serene Avenue will remain. One of the conditions of approval for the zone change stated, "Enhanced landscape buffers along the perimeters and street frontages, including detached sidewalks per plans." This condition was placed upon the zoning because the plans showed the sidewalk and landscaping in that condition.

The detached sidewalk changes per the attached drawing only applies at the southeast corner of West Serene Avenue.

We respectfully request your approval of this request.

Yours truly,

*Lucy Stewart*

Lucy Stewart

SHOPPING CENTER  
(TITLE 30)

BLUE DIAMOND RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0725-RAINBOW & BLUE DIAMOND SOUTHEAST:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative landscaping.  
**DESIGN REVIEW** for modifications to an approved shopping center on 8.1 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/pb/ja (For possible action)

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RELATED INFORMATION:

**APN:**

176-23-201-010; 176-23-201-015; 176-23-201-018

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow a 15 foot wide landscaping area adjacent to a proposed attached sidewalk along Serene Avenue where a 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17.

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 8.1
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 30
- Square Feet: 43,906
- Parking Required/Provided: 223/290

Site Plan

The applicant is requesting modifications to the approved shopping center which includes modifications to the approved landscape areas, the 2 previously approved retail buildings, and relocating a restaurant building and converting it to a retail building. The plans depict a

proposed shopping center consisting of 7 buildings for a total of 43,906 square feet on 8.1 acres. Three retail buildings will be constructed upon approval while the remaining buildings are reserved for future development. The 2 previously approved retail buildings are located on the southeastern portion of the site and both have drive-thru service lanes. The drive-thru lane around Building 1 is located on the eastern side of the building with the entrance at the southeastern end of the building and the exit at the northwestern end of the building adjacent to the main drive aisle leading to the driveway on Santa Margarita Street. The width of the drive-thru lane has been increased from 12 feet wide to 24 feet wide with a corresponding reduction in landscaping. The drive-thru lane for Building 2 is located on the southern and eastern side of the building with the entrance at the southwestern end of the building and the exit on the northeastern end of the building. The width of the drive-thru lane has been increased from 12 feet wide to 22 feet wide with a corresponding reduction in landscaping. Retail Building 3 is located on the western portion of the site adjacent to Rainbow Boulevard. The setback from the back of the detached sidewalk is 20 feet where a 27 foot wide landscape area was previously approved. A convenience store with gasoline pumps is located on the northwestern portion of the site, 2 retail/restaurant buildings with drive-thru service are located on the northeastern portion of the site, and another retail/restaurant building with drive-thru service is located on the southwestern portion of the site. Parking areas are distributed throughout the site. The site will have access from Rainbow Boulevard, Santa Margarita Street, and Serene Avenue. The 3 driveway entrances depicted on the plan do not comply with Uniform Standard Drawing 222.1 regarding throat depth for parking lots greater than 200 parking spaces. The throat depths range from 90 feet to 102 feet and were approved with the previous request.

#### Landscaping

The plans submitted with the companion item depict a 15 foot wide landscape area adjacent to an attached sidewalk along Serene Avenue on the southeastern portion of the site, a 25 foot to 50 foot wide landscape area with a detached sidewalk along Serene Avenue on the southwestern portion of the site, a 30 foot wide landscape area with a detached sidewalk along Rainbow Boulevard, and a 20 foot wide landscape area adjacent to an attached sidewalk along Santa Margarita Street where the previously approved plans depicted wider landscape areas. The original plans depict a landscape area with detached sidewalk ranging from 15 feet wide to 47 feet wide along Rainbow Boulevard, Blue Diamond Road, and Serene Avenue. A minimum 20 foot wide landscape area along with an attached sidewalk is located adjacent to Santa Margarita Street. Parking lot landscaping is equitably distributed throughout the site in accordance with Title 30 standards. Additional landscaping is located adjacent to Buildings 1 and 2.

#### Elevations

Buildings 1, 2, and 3 are single story buildings similar in design with a maximum height of 30 feet. The building materials consist of painted stucco with a sand finish, stone veneer and metal band accents, decorative metal canopies, and aluminum window treatments. The roofs of the buildings are flat with parapet walls at various heights. Building 1 has a drive-thru window on the north side and Building 2 has a drive-thru window on the east side. No elevations have been provided for the other buildings.

Floor Plans

The plans depict a total building area of 43,906 square feet. The plans indicate that Buildings 1, 2, and 3 will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants. Building 1 is 13,326 square feet, building 2 is 12,070 square feet, and building 3 is 7,100 square feet. The other buildings range in size from 2,500 square feet to 3,500 square feet. No floor plans have been provided for the other buildings.

Signage

Signage was not a part of this request.

Applicant's Justification

The applicant indicates a 7,100 square foot building is being added to Phase I of the project with modifications to the 2 previously approved buildings, access driveways, parking lot, drive aisles, and landscape areas. The waiver of development standards only applies to the southeastern portion of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TA-19-0158	Removed the MUD-3 Mixed Use Overlay District from the subject site	Approved by BCC	June 2019
NZC-18-0915	Reclassified the site from R-E and H-2 zoning to C-2 zoning to allow a shopping center with waivers to allow modified driveway design standards	Approved by BCC	June 2019

Surrounding Land Use

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

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

Related Applications

Application Number	Request
WC-19-400122 (NZC-18-0915)	A waiver of conditions for a zone change to provide enhanced landscape buffers along the perimeters and street frontages, including detached sidewalks per plans in conjunction with a previously requested shopping center is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Waiver of Development Standards

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

Serene Avenue is a collector street which requires a 15 foot wide landscape area with a detached sidewalk. The plans submitted with this application depict detached sidewalks along the western portion of the site adjacent to Serene Avenue and Rainbow Boulevard. Staff finds the request for an attached sidewalk is not compatible with the proposed development on the remaining portion of the site. Furthermore, there is adequate room in the landscape area to provide the detached sidewalk. Therefore, staff cannot support this portion of the request.

#### Design Review

The design of the building, with varying heights and pop-outs complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building heights and breaking-up the mass of a building. Although the plans submitted depict changes in the landscape areas adjacent to the streets, the proposed changes still meet or exceed Code requirements with the exception of the attached sidewalk adjacent to Serene Avenue. Therefore, staff finds the proposed landscape areas still meet the intent of the previous condition of approval with the exception of the attached sidewalk along Serene Avenue. Staff can support the reduced width of the landscape areas but cannot support the attached sidewalk along Serene Avenue. Staff can support the request if a detached sidewalk is provided along Serene Avenue. Approval of the design review is contingent upon approval of the waiver of conditions.

#### Staff Recommendation

Approval of the design review; denial of the waiver of development standards.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Until June 19, 2022 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Only 1 driveway on Rainbow Boulevard;
- Coordinate with NDOT and/or Clark County Public Works for any additional driveway to the site;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Dedication and/or vacation of Rainbow Boulevard to be coordinated with Public Works - Design Division;
- 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;
- Per correspondence from the Regional Transportation Commission, dedicate a 5 foot by 25 foot easement for a future bus pad on Rainbow Boulevard north of Serene Avenue, and construct a combination right turn lane/bus pullout with a future driveway on Blue Diamond Road upon approval by the Nevada Department of Transportation.
- Applicant is advised that improvement plans and bonds may be required for Rainbow Boulevard, depending on the status of the County project; that rights-of-way, patent easements, right-of-way grants, and any other unnecessary easements will need to be vacated; that NDOT easements may exist south of the existing Blue Diamond Road right-of-way that may interfere with the proposed development; that throat depth is measured from the point of curvature at the back of curb radius on the driveways to the first point of conflict and some of the dimensions for throat depth on the plans are incorrect in that the throats for 3 of the driveways are actually shown as being longer than what the measurement on the plan shows; that sidewalks must return to the back of curb at the point of tangent for all driveways; that the property line radius at the intersection of Rainbow Boulevard and Serene Avenue must be a minimum of 54 feet; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0530-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** RAINBOW & BLUE DIAMOND SOUTHEAST  
**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLD 3 STE 577, LAS VEGAS, NV 89134

DRAFT





# LAND USE APPLICATION 2A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

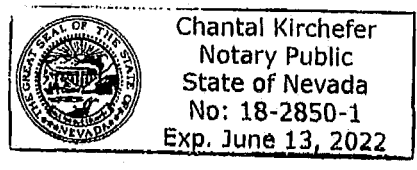
<input checked="" type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NXC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER 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 checked="" 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>9/10/19</u> PLANNER ASSIGNED: <u>PHD</u> ACCEPTED BY: _____ FEE: <u>12275.1475</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUS3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0725</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>10/19</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/6/19</u> ZONE / AE / RNP: <u>C2/NA</u> PLANNED LAND USE: <u>BDP</u> NOTIFICATION RADIUS: <u>1500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Rainbow &amp; Blue Diamond Southeast</u> ADDRESS: <u>5055 W. Patrick</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118-2840</u> TELEPHONE: <u>702-604-8159</u> CELL: _____ E-MAIL: <u>mstone@capwestdev.com</u>	
	<b>APPLICANT</b>	NAME: <u>Same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>LAS Consulting -Lucy Stewart</u> ADDRESS: _____ CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-23-201-010, 015 & 018  
 PROPERTY ADDRESS and/or CROSS STREETS: SEC Blue Diamond & Rainbow  
 PROJECT DESCRIPTION: Waive requirement for detached sidewalk and design review for building #3

(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.

Michael Dean  
 Property Owner (Signature)      Michael Dean  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON September 3, 2019 (DATE)  
 By Michael J. Dean  
 NOTARY PUBLIC: Chantal Kirchefer



\*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.

LAS Consulting  
1930 Village Center Circle-Bldg 3, #577  
Las Vegas, NV 89134  
702-499-6469

September 9, 2019

Phil Blount, Principal Planner  
Clark County Current Planning  
500 Grand Central Parkway  
Las Vegas, NV 89106

RE: SEC Blue Diamond Rd & Rainbow Blvd, APN: 176-23-201-010, 015, & 018

Dear Mr. Blount:

Please accept this letter as our request for the design review as a public hearing on final plans. The site is located on the SEC corner of Rainbow Blvd and Blue Diamond Road. A non-conforming zone change was approved for C-2 and a Design Review on an 8.09-acre site.

The plans were previously revised after approval of the zone change, approved and placed in the file. These revisions included- removal of the entry off Rainbow Blvd, changes to some of the drive lanes throughout the site, building number one decreased square footage, and building number two increased square footage. This design review is to cover the following:

- Remove detached sidewalk on Serene Avenue
- Added an additional building to phase I (7,100 SF Future Retail Building #3).

The proposed retail buildings are contemporary consisting of a combination of stone, stucco, metal and glass exterior façade. Future buildings will be encouraged to maintain elements of the retail buildings but will be allowed to brand the buildings to their corporate design standards.

In addition, we are requesting a waiver of development standards. The detached sidewalk at the northeast corner along South Rainbow Blvd. and West Serene Avenue will remain, therefore we need a waiver to allow

The detached sidewalk changes per the attached drawing only applies at the southeast corner of West Serene Avenue.

We respectfully request your approval of this request.

Yours truly,

*Lucy Stewart*

Lucy Stewart

LIGHTING  
(TITLE 30)

RAINBOW BLVD/PYLE AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-19-0775-ABS MOUNTAINS EDGE ENTERPRISE, LLC:**

**DESIGN REVIEW** for lighting in conjunction with an approved tavern on a portion of 5.0 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the east side of Rainbow Boulevard and the south side of Pyle Avenue within Enterprise. JJ/jt/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-26-301-001 ptn

**LAND USE PLAN:**

ENTERPRISE - INDUSTRIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5 (portion)
- Project Type: Lighting for a tavern
- Number of Stories: 1
- Building Height (feet): 33
- Square Feet: 5,000
- Parking Required/Provided: 151/162

Request

This application fulfills a portion of 2 conditions of approval. UC-0479-17, which was for a shopping center, was approved with a condition "design review as a public hearing for signage and lighting." In addition, WS-18-0653, which was for modifications to the layout of the shopping center, was approved with a condition "signage and lighting as a public hearing." This application is to review the lighting for the tavern portion of the shopping center only. A separate design review as a public hearing will still be required for the lighting for the remainder of the shopping center and the signage for the entire shopping center.

Site Plans

The plans depict an approved shopping center consisting of a convenience store with gasoline pumps, vehicle wash, tavern, and an in-line retail building that includes various restaurants and personal service uses. The convenience store, gasoline pumps, and vehicle wash are located on the northern portion of the site, the tavern is located near the west center of the site along Rainbow Boulevard, and the in-line retail building is located towards the south half of the development. A total of 162 parking spaces are distributed throughout the site, and the site has access to both Rainbow Boulevard and Mountains Edge Parkway.

Lighting

The lighting plan consists of 2 single arrangement lights at maximum height of 20 feet, 3 back to back arrangement lights at a maximum height of 25 feet, 7 bollard type light fixtures at a maximum height of 42 inches, and 3 architectural wall sconces on the building. All of the lighting is hooded/shielded and projected downward. The lights are located near the center of the shopping center, around the approved tavern and within the parking lot.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the lighting meets all Title 30 standards and satisfies portions of 2 previous conditions of approval. The applicant also indicates that the lighting plan is for the tavern portion of the site only, and lighting plans for the remainder of the shopping center will be submitted at a later date by future developers.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-19-400121 (UC-0479-17)	First extension of time for a shopping center	Approved/ Denied by PC	November 2019
WS-18-0653	Modifications to the convenience store with gasoline sales, car wash, and tavern within an approved shopping center (waiver of development standards was withdrawn)	Approved by PC	October 2018
WC-18-400195 (UC-0479-17)	Waived the condition of a use permit requiring development per revised plans submitted July 18, 2017	Approved by PC	October 2018
VS-18-0345	Vacated easements	Approved by PC	May 2018
TM-18-500056	1 lot commercial subdivision on 5 acres	Approved by PC	May 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0479-17	Shopping center with various uses in an M-D zone (tavern, convenience store, gasoline sales, vehicle wash, personal services, offices, retail, & restaurant); waivers for reduced separation for a convenience store to a residential use, reduced separation for a vehicle wash to a residential use, allowed a vehicle wash bay to face a public street, and allowed modified commercial driveway geometrics	Approved by PC	July 2017
ZC-0009-06	Reclassified the site to M-D zoning for a shopping center with various uses (retail, office, restaurant, & tavern), reduced the separation from tavern to a residential use, and a car wash bay to face a public street	Approved by BCC	February 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Public facilities building for Clark County
South & East	Industrial	R-2	Single family residential subdivision
West	Commercial Neighborhood	C-1	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

All of the lighting complies with Title 30 standards, and the photometric plan indicates that light will not spill onto adjacent properties. Staff finds that the lighting complies with Urban Specific Policy 15 of the Comprehensive Master Plan which states that lighting design should be sensitive to on and off-site residential uses, and all exterior light sources should be shielded. Therefore, staff can support the request.

**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 design review as a public hearing is required for lighting for the remainder of the shopping center; 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: ALAN PERLMUTTER**

**CONTACT: LEBENE AIDAM-OIENE, BROWN BROWN & BREMSRIRUT, 520 SOUTH FOURTH STREET #200, LAS VEGAS, NV 89101**

**DRAFT**



# LAND USE APPLICATION

# 3A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION


<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input 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>10/2/19</u> PLANNER ASSIGNED: <u>JRT</u> ACCEPTED BY: <u>JRT</u> FEE: <u>\$ 675</u> CHECK #: <u>4654</u> COMMISSIONER: <u>JT</u> OVERLAY(S)? <u>N</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? Y / <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>DR-19-0775</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>10/30</u> TIME: <u>6pm</u> PC MEETING DATE: <u>11/19</u> BCC MEETING DATE: <u>X</u> ZONE / AE / RNP: <u>M-D</u> PLANNED LAND USE: <u>ENTIND</u> NOTIFICATION RADIUS: <u>300'</u> SIGN? Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>	
	<b>PROPERTY OWNER</b> NAME: <u>ABS Mountains Edge Enterprise, LLC</u> ADDRESS: <u>1633 Broadway</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10019</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>	<b>APPLICANT</b> NAME: <u>Alan Perlmutter/Eli Applebaum</u> ADDRESS: <u>6655 West Sahara Ave, B200-113</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702) 528-2301</u> CELL: <u>N/A</u> E-MAIL: <u>realestatedeveloper1@gm</u> REF CONTACT ID #: <u>172236</u>	<b>CORRESPONDENT</b> NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>

ASSESSOR'S PARCEL NUMBER(S): 176-26-301-001

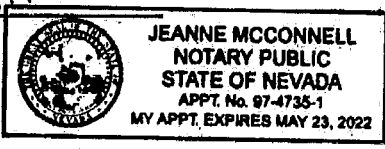
PROPERTY ADDRESS and/or CROSS STREETS: Rainbow Blvd & Mountains Edge Pkwy

PROJECT DESCRIPTION: Design Review as a public hearing for lighting per WS-18-0653

(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  
 SUBSCRIBED AND SWORN BEFORE ME ON Sept. 26, 2019 (DATE)  
 By Eli Applebaum  
 NOTARY PUBLIC: Jeanne McConnell

Eli Applebaum  
 Property Owner (Print)



\*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.

LAW OFFICE

*Brown, Brown & Premsrirut*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563  
FACSIMILE (702) 385-1023  
EMAIL: jbrown@brownlawlv.com

October 1, 2019

**Via Hand Delivery**

Current Planning Division  
Department of Comprehensive Planning  
Clark County, Nevada  
500 Grand Central Pkwy  
Las Vegas, Nevada 89155-1841

**Re: Justification Letter – Design Review as a public hearing within a commercial development for a Lighting Plan as a public hearing in an M-D zone  
APN: 176-26-301-001**

To Whom It May Concern:

Please accept this justification letter for an application for a Design Review as a public hearing for a Lighting Plan which satisfies the conditions for the WS-18-0653 and the UC-0479-17 applications. The parcel is located on the southeast corner of Rainbow Boulevard and Mountains Edge Parkway and is approximately 5 acres and currently zoned M-D. The proposed Lighting Plan consists of 9 single arrangement lights and 3 back to back arrangement lights around the outer edges of the parking lot and throughout the center. The light poles will be 25 feet or less in height with warm lighting that will be hooded/shielded and projected downward as required by 30.56.135. The Lighting Plan is only for the tavern portion of the site - the retail and office portions will come at a later date from future developers.

We appreciate your consideration in the review and recommendation of approval for the application. Please call me at 702-598-1482 if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT

*for*   
Lebene A. Ohene

Page 2 of 2 Use and Development



11/19/19 PC AGENDA SHEET

EASEMENT  
(TITLE 30)

ST. ROSE PKWY/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0754-RICHMOND LIMITED PARTNERSHIP:**

**VACATE AND ABANDON** easement of interest to Clark County located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise (description on file). MN/pb/jd (For possible action)

RELATED INFORMATION:

APN:

177-34-701-035

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

**Project Description**

The applicant requests to vacate and abandon a portion of the existing drainage easement granted per File 122, Page 8. An approved drainage study (PW19-10949) indicates the drainage easement is no longer needed and approval of this request will allow the development of this parcel and the adjacent parcel to the north.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-18-500194	Commercial subdivision	Approved by PC	December 2018
NZC-18-0283	Reclassified 6.2 acres to C-2 zoning with a design review for a shopping center	Approved by BCC	July 2018
UC-0132-16	A convenience store, gasoline station, and vehicle wash	Approved by BCC	May 2016
ZC-0901-14	Reclassified APN 177-34-701-035 to R-3 zoning for senior housing	Approved by BCC	January 2015
UC-1418-06 (ET-0114-11)	Second extension of time to commence a convenience store with gasoline pumps, vehicle wash, and retail shops on a portion of the site – tavern commenced	Withdrawn	May 2012
DR-0313-09	Convenience store with gasoline pumps and car wash – expired	Approved by BCC	July 2009

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1418-06 (ET-0291-08)	First extension of time to commence a convenience store, gasoline station, tavern, vehicle wash, and retail shops on a portion of the site	Approved by BCC	December 2008
UC-1418-06	Reduced the separation between a convenience store with a gasoline station and vehicle wash to a residential use and a design review for a tavern, convenience store, gasoline pumps, vehicle wash, and retail shops on a portion of the site	Approved by BCC	November 2008
ZC-1540-04	Reclassified a portion of the site (APN 177-34-715-001) to C-2 zoning for future commercial development and a design review as a public hearing on final plans	Approved by BCC	October 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Residential Urban Center (18 du/ac to 32 du/ac)	R-2 & C-2	Single family residential, convenience store, & undeveloped
South	City of Henderson	DM & IG	Undeveloped
East	City of Henderson	IG & IL	Undeveloped & warehouse
West	Residential Suburban (up to 8 du/ac) & Residential Urban Center (18 du/ac to 32 du/ac)	R-3	Single family residential & senior housing

**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 easement that is 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**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND LIMITED PARTNERSHIP

**CONTACT:** BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV  
89102





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

4A

<b>APPLICATION TYPE</b> <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>9-18-19</u> PLANNER ASSIGNED: <u>TRK</u> ACCEPTED BY: <u>TRK</u> FEE: <u>875</u> CHECK #: <u>2606</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>AE-65</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0754</u> TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/30</u> TIME: <u>6PM</u> PC MEETING DATE: <u>11/19/19 7AM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>C2</u> PLANNED LAND USE: <u>ENT RUC</u>
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PROPERTY OWNER	NAME: <u>Richmond Limited Partnership</u> ADDRESS: <u>1422 Edinger Ave. Suite 150</u> CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92780</u> TELEPHONE: <u>714-444-4940</u> CELL: <u>714-444-4940</u> E-MAIL: <u>Scott.Knode@tfgflp.com</u>
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APPLICANT	NAME: <u>Richmond Limited Partnership</u> ADDRESS: <u>1422 Edinger Ave. Suite 150</u> CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92780</u> TELEPHONE: <u>714-444-4940</u> CELL: <u>714-444-4940</u> E-MAIL: <u>Scott.Knode@tfgflp.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Baughman &amp; Turner, Inc.</u> ADDRESS: <u>1210 Hinson St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: <u>702-870-8772</u> E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 177-34-701-035

PROPERTY ADDRESS and/or CROSS STREETS: St Rose/Maryland

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

Property Owner (Signature)\*  
 STATE OF NEVADA  
 COUNTY OF \_\_\_\_\_

Anthony Fraticola

Property Owner (Print)

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

By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_

see attached

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

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

~~\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_~~

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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

State of California

County of Orange

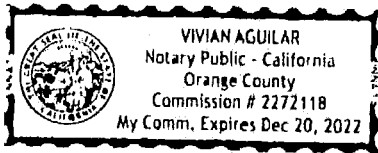
Subscribed and sworn to (or affirmed) before me

on this 16 day of September, 2019,  
by Anthony Fanticola  
Date Month Year

(1) Anthony Fanticola

(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)

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



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Vacation Application - Clark County Comprehensive Planning Department

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

*Baughman & Turner, Inc.*

*Consulting Engineers & Land Surveyors*

1210 HINSON ST.  
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 870-8771  
FAX (702) 878-2695

VS-19-0754

September 18, 2019

**Clark County Current Planning**

500 Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: Vacation of Public Drainage Easements - APN 177-34-701-035  
(Maryland Parkway and St Rose Parkway)**

To Whom It May Concern,

Please let this letter serve as justification for a Vacation of Public Drainage Easements. The subject drainage easements currently lie along the east and north property lines of the above referenced parcel. With the submittal of a commercial subdivision map (TM-18-500194), this property line will be removed. The approved drainage study (pw19-10949) for the site has indicated that these drainage easements are no longer needed and the drainage study approval by Clark County requires the removal of these unnecessary easements. The associated grading plan will safely reroute flows through the proposed development to the remaining drainage easements.

The approval of this vacation will not have a negative impact on either the environment or the adjacent property owners. If you have any questions, please don't hesitate to call me at the above referenced number.

Sincerely,  
**Baughman & Turner, Inc.**



Josh Harney  
Project Coordinator

JH/pp





11/19/19 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

WESTWIND RD/WIGWAM AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0757-PATTERSON, ASHLEY M.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Westwind Road and Lindell Road, and between Shelbourne Avenue and Wigwam Avenue within Enterprise (description on file). JJ/tk/jd (For possible action)

RELATED INFORMATION:

APN:  
176-13-201-019

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

BACKGROUND:  
**Project Description**  
The applicant is requesting to vacate and abandon the 33 foot wide patent easement located on the north and east sides of the subject parcel. They are requesting this in order to make improvements on their property in the future.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0480-99	Overhead power transmission line	Approved by PC	May 1999

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**  
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RANDI GLUNT**

**CONTACT: RANDI GLUNT, 5847 HEAVEN VIEW DRIVE, LAS VEGAS, NV 89135**



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

5A

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>9/20/19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>SWD</u> FEE: <u>875.00</u> CHECK #: <u>Debit</u> COMMISSIONER: <u>J.J</u> OVERLAY(S)? <u>RNP-1</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0757</u> TABICAC <u>Enterprise</u> TABICAC DATE: <u>10/30</u> TIME: <u>6PM</u> PC MEETING DATE: <u>11/19/19</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R2 / RNP-1</u> PLANNED LAND USE: _____
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PROPERTY OWNER	NAME: <u>Ashley Patterson</u> ADDRESS: <u>5765 West Wiganam Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: _____ CELL: <u>417-379-7043</u> E-MAIL: <u>amz986@gmail.com</u>
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APPLICANT	NAME: <u>Randi Glunt</u> ADDRESS: <u>5847 Heaven View Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: <u>954-444-1714</u> E-MAIL: <u>Randiglunt@yahoo.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-13-201-019

PROPERTY ADDRESS and/or CROSS STREETS: 5765 West Wiganam Ave,  
Las Vegas 89139

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.

Patterson  
 Property Owner (Signature)\*

Ashley Patterson  
 Property Owner (Print)

STATE OF NEVADA North Dakota  
 COUNTY OF Burleigh  
 SUBSCRIBED AND SWORN BEFORE ME ON September 14, 2019 (DATE)  
 By Ashley Patterson  
 NOTARY PUBLIC [Signature]

CYERRA SCHMIDT  
 Notary Public  
 State of North Dakota  
 My Commission Expires Dec. 19, 2022

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

Justification Letter

9/9/19

To whom it may concern,

We are filing to obtain an easement vacation for our property located at 5765 W Wigwam Ave Las Vegas, Nevada 89139 Parcel # 176-13-201-019. We are looking to make improvements to our property and need this 33' easement removed in order to do so. It is on the North and East side of our entire property line. This significantly reduces the size of our half acre property and limits us to any upgrade we wish to make as we are also on a septic system and have a 1200 sq. ft leach field in that same area of property again furthering where we can add our detached garage space or any outdoor patio space.

Thank you for your time and consideration.

Asley Patterson Property owner

11/19/19 PC AGENDA SHEET

SETBACKS  
(TITLE 30)

FORD AVE/POLARIS AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0621-CORONA, OSWALDO & VIOLETA:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a proposed single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Ford Avenue and Polaris Avenue within Enterprise. JJ/sd/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-17-306-011

- WAIVER OF DEVELOPMENT STANDARDS:**
1. a. Reduce the front setback to 25 feet where a minimum of 40 feet is required per Table 30.40-1 (a 38% reduction).
  - b. Reduce the rear setback to 20 feet where a minimum of 30 feet is required per Table 30.40-1 (a 33% reduction).

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

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

- General Summary
- Site Address: N/A
  - Site Acreage: 0.5
  - Number of Lots/Units: 1
  - Minimum/Maximum Lot Size (square feet): 18,738/20,000 (gross)
  - Project Type: Single family residence
  - Square Feet: 3,911

Site Plans

The plans depict a proposed single family residence located on a corner lot that is currently undeveloped. Review of the plans show a proposed residence that will encroach into the front and rear setbacks. The proposed setbacks are as follows: front setback to be 25 feet from the

street; rear setback to be 20 feet; side setback to be 10 feet; and the setback from Ford Avenue to be 43 feet 9 inches. The proposed single family residence has access from Polaris Avenue.

Landscaping

Landscaping is shown along the sides, rear, and front portions of the parcel.

Elevations

The applicant has provided elevations of a single family residence with stucco finish, architectural enhancements and 30 feet in height and will be 90 feet wide and 85 feet deep.

Floor Plans

The plans depict a 2 story single family home with 5 bedrooms, loft, great room, and a 3 car garage with a covered patio area. The total foot print is approximately 3,911 square feet.

Applicant's Justification

The applicant states that in order to provide greater setbacks to both the side yard and street side a request for a reduction in setbacks is required. The applicant is requesting a 25 foot front setback and a 20 foot rear setback. The applicant has stated that he would like to have the designated front entrance off of Polaris Avenue for safety concerns.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-1005-17	Reduced gross lot area to 18,738 square feet where a minimum of 20,000 square feet is required	Approved by PC	January 2018
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E to R-E (RNF-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

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

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.

Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as to mitigate visual impacts and possible safety issues. A previous application from 2017 was approved to reduce the gross lot size to 18,738 square feet from the minimum requirement of 20,000 square feet. While the overall gross lot area has been reduced through an approved waiver; the net lot area currently meets the requirements of Title 30 for single family residential lots within the R-E (Rural Estates Residential) district. This reduction in gross lot size does not prevent the applicant from constructing a home within the established setbacks. Staff finds that the applicant can redesign the proposed residential structure to fit within the requisite setbacks or be redesigned to minimize the amount of encroachments.

In addition, the applicant has not proposed any mitigation for the reduced setbacks including any information to show unique issues on the lot such as easements or topographic features that would justify the setback reduction. The request does not comply with Urban Specific Policy 39 of the Comprehensive Master Plan which encourages appropriate buffers and setbacks with single family residential developments. Therefore, staff cannot support this request.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Denial.

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

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

##### **Current Planning**

If approved:

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

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

- No comment.

##### **Department of Aviation**

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;

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

**Building Department - Fire Prevention**

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

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: OSWALDO CORONA**

**CONTACT: OSWALDO CORONA, 3265 W. FORD AVENUE, LAS VEGAS, NV 89139**



11/19/19 PC AGENDA SHEET

SINGLE FAMILY RESIDENCE  
(TITLE 30)

FAIRFIELD AVE/MESA VERDE LN

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0759-TABEEK MICHAEL & JOLENE TRUST & TABEEK MICHAEL C & JOLENE K TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow vivid hues (exterior paint color) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Fairfield Avenue, approximately 440 feet north of Mesa Verde Lane within Enterprise, MN/sd/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-09-702-023

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow vivid hues (exterior paint color) of yellow for an existing single family residence where subdue colors are allowed per Table 30.16-2A.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7845 Fairfield Avenue
- Site Acreage: 0.5
- Number of Lots/Units: 1
- Project Type: Single family residence
- Number of Stories: 1

**Site Plans**

The plans show an existing single family residence located within a 4 lot subdivision adjacent to Fairfield Avenue. The residence is a corner lot with access off of the private street. The home is a single story of approximately 2,803 square feet.

**Landscaping**

Landscaping is not required or part of this application.

Elevations

The plans show a single story residence constructed of stucco finish with a pitched roofline with blue tile shingle roof and is approximately 87 feet long. The exterior of the residence is painted in a vivid hue of yellow with blue tile shingle roof. The existing yellow paint of the exterior has been in existence for 4 years and is a re-paint from home renovations to the exterior.

Floor Plans

The plans submitted show a 3 bedroom single family residence of approximately 2,803 square feet with a 3 car garage and a covered patio located in the rear portion of the property.

Applicant's Justification

The applicant's state they purchased the house in May 2015 with plans to repair and fix up the structure. With a blue roof and not many colors to match that color roof they painted the exterior of the house in a bright yellow paint. The applicant's state they were told this color would fade in a fairly quick manner and no complaints were recorded with the County during the last 4 years since the initial painting. During a recent change to landscaping and exterior stucco repair included a re-paint of the residence in the same color of yellow. Recently, a complaint was filed with Clark County Public Response Office (CCPRO) regarding vivid hues they were cited and told that if they wished to keep the vivid hues a waiver of development standards land use application would be required.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E to R-E (RNP-1) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Rural Estates Residential (up to 2 du/ac)	R-E (RNP-1)	Single family residences

**Clark County Public Response Office (CCPRO)**

Clark County Public Response Office has an active violation related to vivid hues (CE19-12903) that was filed on August 6, 2019.

**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.

Staff cannot support the waiver request as the color proposed (yellow) is not compatible with the surrounding neighborhood. The other residential buildings within the immediate area utilize earth tone colors. The vivid hues encompass the entirety of the residential building and overwhelms the building's appearance to that of the other residential properties. This application request represents a self-imposed hardship by the applicant and is not compatible with design standards set out in Table 30.56-2A of Title 30.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

**Public Works - Development Review**

- No comment.

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

- No comment.

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

**APPLICANT: MICHAEL TABEEK**

**CONTACT: MICHAEL TABEEK, 7845 FAIRFIELD AVENUE, LAS VEGAS, NV 89123**



LIGHTING AND SIGNAGE  
(TITLE 30)

UPDATE  
LAS VEGAS BLVD S/STARR AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-19-0585-32 ACRES, LLC:**

**HOLDOVER DESIGN REVIEWS** for the following: **1)** modified design for a previously approved tavern; **2)** lighting for a tavern; and **3)** signage for an approved retail center including tavern on a portion of 4.5 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Las Vegas Boulevard South and the north side of Starr Avenue within Enterprise. MN/lm/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
177-33-401-006 ptn

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

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

- Site Address: 30 E. Starr Avenue
- Site Acreage: 4.5 (portion)
- Project Type: Lighting and signage plan for previously approved retail center
- Number of Stories: 1
- Building Height (feet): 28
- Sign Height (feet) 35 (north freestanding)/24 (south freestanding)/8 (monuments)
- Square Feet: 6,400
- Parking Required/Provided: 64/91 (tavern)

**Site History & Request**

A zone change to reclassify the site from H-2 to C-2 zoning for a 16,490 square foot retail center consisting of a 4,500 square foot tavern, a convenience store, and a retail pad site was approved by action of ZC-1252-03. Subsequently, WS-0640-16 was approved for a proposed retail center including a tavern on the central pad site with a future pad site on the east side of the center. A convenience store with a gasoline station and vehicle wash was approved on the westerly pad site by action of UC-18-0885. This request is to address the design changes for the tavern and review lighting and signage as conditioned.

### Site Plans

The plans depict a revised site plan for a 6,400 square foot previously approved tavern centrally located within the retail center. The tavern is located 200 feet from the east property line adjacent to the residential uses (same separation as previously approved), over 140 feet from the south property line, and 64 feet from the north property line. Access to the site is from 2 commercial driveways from Starr Avenue, and cross access is located in 2 locations on the west side of the pad site to the previously approved convenience store, and a future cross access opening is provided along the north property line of the pad site. There is a future pad site located to the east of the tavern. Parking is evenly distributed throughout the pad site and adjacent to the tavern. Bicycle parking is located along the south elevation, and a loading space and trash enclosure are located on the north side of the tavern.

### Landscaping

A 15 foot wide landscaped area with detached sidewalk is located along the south property line adjacent to Starr Avenue, which is similar to what was previously approved for the pad site and the convenience store to the west. There is an intense landscape buffer located along the east property line with an 8 foot high wall (per WS-0640-16). Interior parking lot trees are distributed throughout the site along with landscaping planters adjacent to the south and east elevations of the tavern. Landscape materials include bottle trees, sweet acacia, and shrubbery such as Indian Hawthorn, Frasers Photinia, and Red Yucca.

### Lighting

Pad site lighting is provided by 20 foot high shielded parking lot light poles located in the parking lot landscape fingers and along the north property line. There are shielded entry light fixtures on the north, west, and south elevations of the tavern.

### Elevations

The plans depict the proposed tavern with a flat roof with varying parapet wall heights ranging from 23 feet to 28 feet high. The proposed elevations of the tavern include cement plaster, aluminum composite panels, decorative panels, and metal awnings on the south and east elevations, where the previously approved plans showed a 32 foot high structure with plaster walls, stone veneer, and awnings.

### Floor Plans

The plans depict a 6,400 square foot tavern with bar, dining areas, restrooms, kitchen with storage.

### Signage

The plans depict 2 monument signs located in the southerly landscape area adjacent to the tavern pad site, with 2 freestanding signs along Las Vegas Boulevard South, all within landscape areas.

The 2 monument signs along Starr Avenue have an overall height of 8 feet and less than 70 square feet of sign area each. The easterly monument sign includes the tavern name with 4 tenant panels and is set back 165 feet from the east property line and a minimum of 5 feet from Starr Avenue. The westerly monument sign includes the tavern name and is located 180 feet

west of the first proposed monument sign. Both monument signs include detailed edges painted in burgundy with desert tan background and texture coated finish.

The southerly freestanding sign along Las Vegas Boulevard South is 24 feet in height and is set back a minimum of 10 feet from the south and west property lines. The sign is a single painted pole (black) and includes "Chevron" logo with a fuel pricing panel with 94 square feet of sign area. The northerly freestanding sign is set back a minimum of 10 feet from Las Vegas Boulevard South and 200 feet north of the first freestanding sign. The northerly freestanding sign includes detailed edges painted in burgundy with desert tan background and texture coated finish matching the monument signs on Starr Avenue with 210 square feet of sign area and 100 square feet of animated sign area. Lastly, there are no proposed wall signs.

**Applicant's Justification**

The applicant indicates that the site lighting for the tavern is minimal, located at building entries, and there is no ground mounted landscape lighting other than the parking lot lighting. The signage will meet setbacks and the buildings have a new and improved look to the design.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0885	Reduced setback for a gasoline station, permit service bay door to face a street; design review for a convenience store, gasoline station and vehicle wash for the pad site to the west of the proposed tavern	Approved by BCC	February 2019
ET-18-400259 (WS-0640-16)	First extension of time for a reduction in separation from an intersection to a driveway approach, with waivers of conditions and design review for a proposed tavern in a retail center	Approved by BCC	February 2019
WS-0640-16	Reduced separation from an intersection to a driveway approach, with waivers of conditions and design review for a proposed tavern in a retail center	Approved by BCC	December 2016
DR-1062-04	A retail center including a tavern – expired	Approved by BCC	July 2004
ZC-1252-03	Reclassified the site from R-E to C-2 zone for a retail center	Approved by BCC	September 2003

**Surrounding Land Use**

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

The subject site and the surrounding area are in the Public Facility 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**

Design Reviews #1 & #2

Staff finds that the design of the proposed building and lighting comply with Title 30; however the design of the proposed tavern, while reduced in height, is significantly different from the original approval. Since the original design (WS-0640-16) was approved in December 2016, a convenience store with vehicle wash has been approved on the pad site to the west providing similar building finishes to the original tavern design, specifically a tiled roof tower entry feature and stone veneer which is mimicked on the fuel canopy pillars, which were design elements discussed with neighbors. Stone accents and painted complementary colors, similar to the convenience store, are missing from the integration of the proposed tavern design on all building elevations for a cohesive retail site development. While the site lighting is minimal and should not have a negative impact on the surrounding properties, staff does not find the new building design to be harmonious or compatible with the previously approved structures within the retail center and recommends denial.

Design Review #3

The proposed signage meets Code requirements in terms of size and height, and staff finds that most of the signs will be constructed with similar materials as the proposed buildings. However, the southerly freestanding sign does not match the northerly freestanding sign or monument signs as encouraged by Urban Specific Policy 71 of the Comprehensive Master Plan which encourages signs for individual pad sites be coordinated with signs for the entire commercial complex. Due to the minimal design details of the southerly freestanding sign for the convenience store, staff is unable to support this request.

**Staff Recommendation**

Denial.

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



**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Provide stone accents and painted complementary colors on the tavern building to match the convenience store;
- Provide similar design details to the southerly freestanding sign to match the northerly freestanding sign and monument signs;
- No outside dining under east metal awning, unless use is buffered from the residences by easterly pad development and is otherwise in conformance with the regulations for outside dining, drinking, and cooking;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS: 1 card**

**PROTESTS: 1 card**

**COUNTY COMMISSION ACTION:** October 16, 2019 – HELD – To 11/20/19 – per the applicant.

**APPLICANT:** 32 ACRES, LLC

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





# LAND USE APPLICATION 8A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NXC)
- 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 #)

<b>STAFF</b>	DATE FILED: <u>7/26/2019</u>	APP. NUMBER: <u>DR-19-0585</u>
	PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC: <u>ENTERPRISE</u>
	ACCEPTED BY: <u>LMN</u>	TAB/CAC MTG DATE: <u>8/28</u> TIME: <u>6pm</u>
	FEE: <u>675.00</u>	PC MEETING DATE: _____
	CHECK #: <u>117</u>	BCC MEETING DATE: <u>9/18/2019</u>
	COMMISSIONER: <u>MN</u>	ZONE / AE / RNP: <u>C-2</u>
OVERLAY(S)? <u>MUD-1 &amp; MUD-4</u>	PLANNED LAND USE: <u>ENT CT</u>	
PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	
TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	LETTER DUE DATE: _____	
PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	COMMENCE/COMPLETE: _____	
APPROVAL/DENIAL BY: _____		

<b>PROPERTY OWNER</b>	NAME: <u>32 Acres, LLC</u>
	ADDRESS: <u>3399 S. Durango</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: _____ CELL: <u>702-279-0050</u>
	E-MAIL: <u>lodgetaverns@hotmail.com</u>

<b>APPLICANT</b>	NAME: <u>same as owner</u>
	ADDRESS: _____
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>LAS Consulting-Lucy Stewart</u>
	ADDRESS: <u>1930 Village Center Dr. Bldg 3-577</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: <u>702-499-6469</u>
	E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 177-33-401-006

PROPERTY ADDRESS and/or CROSS STREETS: NEC Starr & LVBS

PROJECT DESCRIPTION: lighting plan

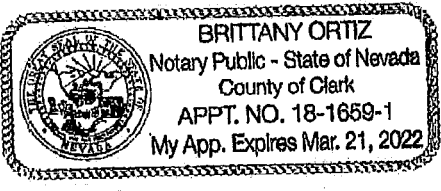
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON July 22, 2019 (DATE)  
 By Stuart E. Apollo

NOTARY PUBLIC: Brittany



\*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.

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

July 24, 2019

Clark County Current Planning  
500 Grand Central Parkway, 1<sup>st</sup> floor  
Las Vegas, NV 89155

RE: Justification letter-APN: 177-33-401-006

Dear Sir or Madam:

Please accept this letter as our justification letter a design review for lighting and signage. This property was zoned C-2 sixteen years ago and a tavern was approved at that time, however those plans expired. The property owner did nothing with the property due to the economy and no demand for new construction in the area. In 2016, the property owner moved forward with a site plan for retail, a tavern and pad site at the corner (WS-0640-16). The corner is now developing as a convenience store/gas station.

The owner is ready to move forward with the tavern and one of the conditions of the previous approval was a requirement for a design review as a public hearing for lighting and signage. Included in this request is the signage for both the tavern and the convenience store at the corner. One of the signs are tenant panels for the proposed commercial along the eastern portion of the site. The lighting for the tavern is minimal. There is no landscape lighting. Mr. Apollo's taverns are designed so as to not create an impact on the neighboring properties. The parking lot lighting is directed downward and there is no overspill onto the adjacent residential property.

An extension of time for the tavern and retail was approved earlier this year, and the building permits have been filed for the tavern. The convenience store will submit for permits shortly.

We believe this request meets the intent of the condition and respectfully request approval of this request.

Yours truly,

*Lucy Stewart*

Lucy Stewart



11/20/19 BCC AGENDA SHEET

9

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

JERLYN ST/COUGAR AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-19-0784-USA:**

**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase finished grade in conjunction with a proposed single family residential development on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise. JJ/jor/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-15-301-041

**DESIGN REVIEWS**

1. Single family residential development per Title 30.
2. Increase the finished grade to 36 inches where 18 inches is the maximum standard per Section 30.32.040 (a 100% increase).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 12.5
- Number of Lots: 22
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size: 18,010/30,236 (net) and 20,623/33,234 (gross)
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 29
- Square Feet: 3,625 (option 1)/3,825 (option 2)/4,125 (option 3)/4,425 (option 4)

**Site Plan**

The plan depicts a proposed single family residential development consisting of 22 lots on 12.5 acres. The density is 1.8 dwelling units per acre. On the east half of the site, Pioneer Avenue (alignment) will continue in a north to south direction connecting Cougar Avenue (north) and

Ford Avenue (south). Per the submitted plan, Lots 1 through lots 9 face Cougar Avenue and Lot 16 faces west toward Jerlyn Street. A private street running east to west will cross Pioneer Avenue approximately 190 feet north of Ford Avenue which provides access to the remaining lots (10 thru 15 and 17 thru 22). The submitted cross section depicts an increase in finished grade of 24 inches (west to east direction) and 36 inches maximum for lot 20 (south to north direction). Lastly, the minimum net lot size is 18,010 square feet and a maximum of 30,236 square feet net.

Landscaping

Per the landscape plan, 24 inch box trees and 1 to 5 gallon shrubs are located along the west property line of Lot 1 (at the southeast corner of Cougar Avenue and Jerlyn Street). Secondly, landscaping will be planted on the east and west sides of Pioneer Way and along the north side of Ford Avenue.

Elevations

The elevations show that the proposed residences have an overall height of 29 feet. The following exterior features are shown per plans on file: stucco walls, stucco wainscoting foam bands, door trims, and concrete roof tiles.

Floor Plans

Per the submitted floor plans, all 4 layouts for the proposed residences include the following: bedrooms, kitchen, great room, loft, dining room, bathrooms, and 3 car garages.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the applicant states that no significant adverse impacts are anticipated with the proposed single family residential development. The proposed project adheres to the current zoning district lot size and is architecturally compatible to the surrounding residences in terms of style, scale, and site design. The request for the increase finished grade is necessary to direct storm run-off around habitable structures and provide adequate flood protection.

Surrounding Land Use

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



**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-19-500210	A tentative map for a 22 lot single family residential development is a companion item on this agenda.
VS-19-0796	A vacation and abandonment of a temporary construction easement is companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Design Review #1

The submitted plans depict single family residential home designs that are architecturally compatible to the surrounding neighborhood. Title 30 encourages residential designs to be harmonious with neighboring residential structures so that consistency and style are reiterated throughout a residential subdivision. Staff is in support of the design review request.

**Public Works - Development Review**

Design Review #2

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

**Staff Recommendation**

**Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 60 feet for Pioneer Way, 30 feet for Cougar Avenue, 30 feet for Jerlyn Street, 30 feet for Ford Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site permits will be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0574-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** D.R. HORTON, INC.  
**CONTACT:** D.R. HORTON, INC., 1081 WHITNEY RANCH DRIVE, SUITE 141,  
HENDERSON, NV 89014



# LAND USE APPLICATION

# 9A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 

\_\_\_\_\_  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 

\_\_\_\_\_  
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 

\_\_\_\_\_  
(ORIGINAL APPLICATION #)

**STAFF**

DATE FILED: 10/2/2019 APP. NUMBER: PR-19-0784  
 PLANNER ASSIGNED: JOR TAB/CAC: ENTERPRISE  
 ACCEPTED BY: \_\_\_\_\_ TAB/CAC MTG DATE: 10/30 TIME: 6pm  
 FEE: \$ 675 PC MEETING DATE: 11/19/19  
 CHECK #: 841019 BCC MEETING DATE: \_\_\_\_\_  
 COMMISSIONER: J ZONE / AE / RNP: RE KNPI  
 OVERLAY(S)? NONE PLANNED LAND USE: PF  
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 500 SIGN? Y/N  
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_ COMMENCE/COMPLETE: \_\_\_\_\_

**PROPERTY OWNER**

NAME: D. R. Horton  
 ADDRESS: 1081 Whitney Ranch Drive Suite 141  
 CITY: Henderson STATE: NV ZIP: 89014  
 TELEPHONE: 702-635-3600 CELL: \_\_\_\_\_  
 E-MAIL: JRGenovese@drhorton.com

**APPLICANT**

NAME: D. R. Horton  
 ADDRESS: 1081 Whitney Ranch Drive Suite 141  
 CITY: Henderson STATE: NV ZIP: 89014  
 TELEPHONE: 702-635-3600 CELL: \_\_\_\_\_  
 E-MAIL: see above REF CONTACT ID #: \_\_\_\_\_

**CORRESPONDENT**

NAME: D. R. Horton (c/o Joe Genovese)  
 ADDRESS: 1081 Whitney Ranch Drive Suite 141  
 CITY: Henderson STATE: NV ZIP: 89014  
 TELEPHONE: 702-635-3600 CELL: \_\_\_\_\_  
 E-MAIL: see above REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 176-15-301-041  
 PROPERTY ADDRESS and/or CROSS STREETS: Generally at southeast corner of Jerlyn St & Cougar Ave  
 PROJECT DESCRIPTION: Construction of single family residential development

(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)\*  
David Jennings Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON September 20, 2019 (DATE)  
 By David Jennings  
 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.



DR-19-0784

3816 Marsh Sparrow Lane  
North Las Vegas, NV 89084  
Office 702.518.7920  
www.strive-nv.com

October 2, 2019

Ms. Jillee Opiniano-Rowland  
Senior Planner, Clark County  
Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

RE: Ford Jerlyn Justification Letter for Tentative Map, Design Review, and Vacation Applications (APN: 176-15-301-041)

Dear Ms. Opiniano-Rowland:

On behalf of our client, DR Horton, we are pleased to offer this Justification Letter for a Tentative Map, Design Review, and Vacation, in support of a proposed +/- 12.5 acre residential subdivision generally located at the southeast corner of Jerlyn Street and Cougar Avenue located within Clark County Jurisdiction.

**Project Description:**

The proposed single family residential development consists of twenty-two (22) lots on +/- 12.5 gross acres, for a gross density of 1.8 lots per acre. The site consists of one parcel; APN 176-15-301-041 (12.5 acres) is located at the southeast corner of the intersection of Jerlyn Street and Cougar Avenue. This parcel is currently zoned R-E (Rural Estates Residential) and falls in the Enterprise Land Use Plan. The project site is surrounded by a mix of undeveloped and rural properties.

The subdivision will feature a mix of rural estate lots that face public right-of-way. The site is proposing rural street standards with 32-foot access roads where pavement does not currently exist, which is consistent with the Clark County development guidelines in this area. Additionally, 37-foot wide private culs-de-sac are proposed for the interior facing lots. Semi-custom homes are proposed for the planned 22 lots.

**Tentative Map:**

The proposed development requires a tentative map as detailed per Title 30.28. The development will take direct ingress from proposed 32-foot access roads along Jerlyn Street, Cougar Avenue, Pioneer Way, and Ford Avenue. For the interior facing lots, 37-foot wide private culs-de-sac are proposed. It is anticipated that the proposed single family residential development will generate less than 50 total trips in a peak hour and therefore a traffic impact analysis is not required for this application.

Based on readily available record drawings, potable water is available in Jerlyn Street. Similarly, the closest available sanitary sewer is located within Wigwam Avenue. At the time of the preparation of this letter, it is anticipated that the point of connection for potable water for the proposed development will be at the intersection of Jerlyn Street and Cougar Avenue. The anticipated point of connection for sanitary sewer is Wigwam Avenue and Monte Cristo Way. Drainage of storm runoff is sheet flow from the west to the east, and this existing drainage pattern will be generally maintained.

**Design Review:**

The proposed development requires a design review to allow fills in excess of 18-inches up to a maximum of 36-inches adjacent to zoned residential properties as required per Title 30.32.040(9). This request for fill heights will remain consistent with the currently allowed retaining wall height maximums outlined in Title 30. These requests are necessary to direct storm runoff around habitable structures and provide adequate flood protection.



**Vacation:**

Currently, there is a 20-foot wide temporary construction of right-of-way easement along the south half of Cougar Avenue adjacent to north side of the project site that was recorded per instrument 20180828:0002200. At the request of Clark County Planning Staff at a pre-submittal meeting held on September 24, 2019, this temporary construction easement needs to be vacated since the construction of the proposed development will occur prior to the expiration of this easement.

**Conclusion:**

The proposed single family residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. Because of this project, slight increases on utility services are perceived due to the increased residential presence in the area. Despite this fact however, there are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject properties and maintain sufficient levels of services to existing developments in the area. No significant adverse impacts to the existing natural environment are anticipated.

The project parcel is located within an R-E (Rural Estates Residential) zone and the proposed development generally complies with all applicable provisions of the Clark County Development Code, Title 30 standards, and the goals of the Enterprise Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving this application. If there are any additional questions regarding this application, please do not hesitate to contact me at (801) 599-9344.

Kind regards,

Strive Engineering, LLC  
John Meng, PE  
President

cc: D.R. Horton  
Joanna Opena (Strive)



11/20/19 BCC AGENDA SHEET

SIGNAGE  
(TITLE 30)

LAS VEGAS BLVD S/SILVERADO RANCH BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-19-0786-GAUGHAN SOUTH, LLC:**

**DESIGN REVIEW** for a comprehensive sign package in conjunction with a resort hotel (South Point) on 56.2 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southwest corner of Las Vegas Boulevard South and Silverado Ranch Boulevard within Enterprise. MN/jt/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
177-29-501-001; 177-29-501-002; 177-29-501-004; 177-29-510-001; 177-29-601-005

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

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

- Site Address: 9777 Las Vegas Boulevard South
- Site Acreage: 56.2
- Project Type: Comprehensive sign package

Request

This application is for a comprehensive sign package for a resort hotel (South Point) to catalogue all the existing signs on the property. No new signs are proposed with this application.

Site Plan

The site plan depicts a resort hotel with ancillary uses including an arena, bowling center, and an equestrian staging area. The resort hotel is located near the center of the site, surface parking is located on the east side, adjacent to Las Vegas Boulevard South, and the west side, adjacent to I-15. A parking garage is located on the north side of the site, adjacent to Silverado Ranch Boulevard, and the arena and bowling center are located on the west side. The equestrian staging area is located on an adjacent parcel that extends to the southwest, adjacent to I-15.

Signage

All signage currently exists on the site, which includes freestanding signs, wall signs, directional signs, and hanging signs. The 2 most prominent freestanding signs are located near the resort

hotel; 1 is adjacent to Las Vegas Boulevard South and 1 is adjacent to I-15. The freestanding sign adjacent to Las Vegas Boulevard South is 90 feet tall and includes a 390 square foot message board with moveable letters, a 527 square foot animated (video) area, and a 456 square foot animated area with the name of the resort hotel with open channel bulb pack flashing letters. The freestanding sign adjacent to I-15 is 162 feet tall and includes two 600 square foot static sign boards, a 2,142 square foot animated (video) area, and a 1,944 square foot animated area with the name of the resort hotel with open channel bulb pack flashing letters. The size of the freestanding signs and the animated portion can be increased with a design review. Both of the freestanding signs include the same design, materials, and colors as the resort hotel. A third freestanding sign is located on an adjacent parcel to the south identifying an equestrian staging area. This sign is 48 square feet and constructed of metal.

Most of the wall signs are static and located around the exterior of the arena and bowling center. Other animated wall signs are located on the resort hotel and include the name of the property in open channel bulb pack flashing letters.

Directional signs are predominately located on the east side of the resort hotel to direct drivers through the parking area, and hanging signs are predominately located on the east side of the resort hotel in the pick-up and drop-off area.

The following table is a summary for signage:

Type of sign	Existing (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed per Title 30 (sq. ft)	# of existing signs	# of proposed signs	Total # of signs
Wall	9,096	0	9,096	1,868	38	0	38
Freestanding	13,006	0	13,006	16,560	3	0	3
Directional	63	0	63	32	12	0	12
Hanging	50	0	50	32 per tenant	8	0	8
Overall Total	22,215	0	22,215		61	0	61

Some wall signs and freestanding signs also contain animated sign area, and the table below is a summary of existing animated signage.

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed per Title 30 (sq. ft)	# of existing signs	# of proposed signs	Total # of signs
Animated	14,839	0	14,839	150	11	0	11

Applicant's Justification

According to the applicant, obtaining a comprehensive sign package will create a baseline of signage for the resort hotel, which will make future applications for signage easier. The applicant is not seeking any additional signs at this time; however, the applicant notes that the content of the signs may change as sponsorships change.



**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-17-1101	Waived off-site improvements for a warehouse building, maintenance building, and guard tower in conjunction with a resort hotel	Approved by BCC	February 2018
UC-0070-16 (WC-0157-16)	Waived conditions of a use permit requiring full off-site improvements	Approved by BCC	January 2017
UC-0070-16	Expanded an existing recreational facility and deviations from development standards for modifications to an existing resort hotel (South Point) with deviations for an equestrian staging area outdoors where required to be within an enclosed building, waived buffer requirements adjacent to a freeway, waived landscaping adjacent to a local street, and permit all other deviations per plans with design reviews to expand an existing recreational facility (equestrian staging area), and a proposed maintenance building	Approved by BCC	March 2016
VS-0559-15	Vacated and abandoned easements of interest to Clark County and right-of-way	Approved by PC	October 2015
VS-1451-07	Vacated and abandoned easements of interest to Clark County - expired	Approved by PC	January 2008
ZC-0020-05	Reclassified 4.2 acres from C-1 and M-D to H-1 zoning for future development in conjunction with the South Point Resort	Approved by BCC	February 2005
ZC-0021-05	Reclassified 14.7 acres from C-1 and H-1 to H-1 zoning for future development in conjunction with the South Point Resort	Approved by BCC	February 2005
ZC-1722-05	Reclassified 1.5 acres from R-E to H-1 zoning for future development in conjunction with the South Point Resort	Approved by BCC	December 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	R-3, R-4, R-5, C-2, & H-1	Portions of the South Point Hotel & Casino
South & East	Commercial Tourist	H-1	Timeshare (Grandview), commercial development, & undeveloped
West	Residential Low (up to 3.5 du/ac) & Business and Design/Research Park	R-E	I-15, 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**

Existing signage on the site is similar in scale, design, and compatibility with other signs along Las Vegas Boulevard South and within the Resort Corridor. Urban Specific Policy 20 of the Comprehensive Master Plan states that all signage should be compatible with building styles on-site and also with surrounding developments. The existing signs consist of the same design, materials, and colors as the resort hotel, and the scale and size are similar to other signs in the Resort Corridor. Therefore, the signs are harmonious with the area and consistent with Policy 20 in the Comprehensive Master Plan. Lastly, the comprehensive sign package creates a baseline of signage for the property, and this baseline will assist with any future changes to signage.

**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:**

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: STEVE HARRIS**

**CONTACT: KERRIE KRAMER, FENNEMORE CRAIG, 300 S. 4TH ST., FLOOR 14, LAS VEGAS, NV 89101**



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

# 10A

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

**STAFF**

DATE FILED: 10/3/19 APP. NUMBER: DR-19-0786  
 PLANNER ASSIGNED: JTS TAB/CAC: ENTERPRISE  
 ACCEPTED BY: JTS TAB/CAC MTG DATE: 10/30 TIME: 6p  
 FEE: 675 PC MEETING DATE: —  
 CHECK #: 5572 & 5581 BCC MEETING DATE: 11/20/19 9am  
 COMMISSIONER: MJ ZONE / AE / RNP: H-2  
 OVERLAY(S)? MJD 2 PLANNED LAND USE: ENTCT  
 PUBLIC HEARING?  /  N NOTIFICATION RADIUS: 500' SIGN?  Y /  N  
 TRAILS?  Y /  N PFNA?  Y /  N LETTER DUE DATE: N/A  
 APPROVAL/DENIAL BY: N/A COMMENCE/COMPLETE: N/A

**PROPERTY OWNER**

NAME: Gaughan South, LLC, Steve Harris CLK  
 ADDRESS: 4771 Las Vegas Blvd. South  
 CITY: Las Vegas STATE: NV ZIP: 89183  
 TELEPHONE: 7027978532 CELL: —  
 E-MAIL: harriss@southpointcasino.com

**APPLICANT**

NAME: Same as Property Owner  
 ADDRESS: —  
 CITY: — STATE: — ZIP: —  
 TELEPHONE: — CELL: —  
 E-MAIL: — REF CONTACT ID #: —

**CORRESPONDENT**

NAME: Jonathan Leleu/Kerrie Kramer  
 ADDRESS: 300 S. Fourth St., 14th Floor  
 CITY: Las Vegas STATE: NV ZIP: 89101  
 TELEPHONE: 7026928038 CELL: 7025928461  
 E-MAIL: kkramer@fclaw.com REF CONTACT ID #: 195650

ASSESSOR'S PARCEL NUMBER(S): Please see attached list of parcel numbers.  
 PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd./Silverado Ranch/I-15  
 PROJECT DESCRIPTION: Resort Hotel and Casino (H-2) Comprehensive sign plan.

(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) Michael Gaughan

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON June 18, 2019 (DATE)  
 By Michael J. Gaughan  
 NOTARY PUBLIC: Diane L. Manning



\*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.

South Point Hotel and Casino Assessor's Parcel Numbers for Land Use Application:

177-29-510-001

177-29-501-002

177-29-501-004

177-29-501-001

177-29-601-005

~~177-29-701-038~~ *OK*

**FENNEMORE CRAIG**  
ATTORNEYS

Kerrie Kramer  
Government Relations Specialist  
kkramer@fclaw.com

300 S. Fourth Street, Suite 1400  
Las Vegas, Nevada 89101  
PH (702) 692-8038 | FX (702) 692-8058  
fennemorecraig.com

September 10, 2019

Nancy Amundsen  
Director  
Clark County Comprehensive Planning  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

**Re: Justification Letter - Comprehensive Sign Package Application**

**Gaughan South, LLC**

**APNs: 177-29-510-001; 177-29-501-002; 177-29-501-004; 177-29-501-001; 177-20-803-002; 177-29-601-005; ~~177-29-701-038~~ OK**

**Address: 9777 Las Vegas Blvd. South**

Dear Ms. Amundsen:

Applicant seeks approval of its application for a Comprehensive Sign Package, inclusive of ~~510~~ existing exterior signs of varying square footage on the parcels, which are enumerated in the application package. Given the amount of signage the Applicant currently has, obtaining a Comprehensive Sign Package will allow ease when seeking approval for any additional signage, any change in current signage, and will provide Clark County Comprehensive Planning with a complete inventory of signage on the property.

Applicant is not seeking approval of additional signs in this application, but notes that as sponsorships change, sign content may change as well.

Thank you for your consideration. Should you have any questions or concerns, please do not hesitate to contact me at any time.

Sincerely,

FENNEMORE CRAIG, P.C.

  
KERRIE KRAMER

KEKR/kekr



11/20/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

FORD AVE/EL CAMINO RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-19-0795-JONES FORD LINDELL, LLC:**

**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase finished grade in conjunction with a previously approved single family residential development on 7.5 acres in a R-E (Rural Estates Residential) (RNP-1) and R-2 (Medium Density Residential) Zone.

Generally located on the south side of Ford Avenue and the east and west sides of El Camino Road (alignment) within Enterprise. JJ/jor/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-14-801-045

- DESIGN REVIEWS:**
1. Single family residential development.
  2. Increase the finished grade to 36 inches where 18 inches is the standard per Section 30.32.040 (a 100% increase).

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

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

- General Summary
- Site Acreage: 7.5
  - Number of Lots: 22
  - Density (du/ac): 1.6 (R-E zoned lots) /3.6 (R-2 zoned lots)
  - Minimum/Maximum Lot Size: 18,403/20,888 (net for R-E zoned lots) and 22,045/22,191 (gross for R-E zoned lots) and 7,140/12,555 (R-2 zoned lots)
  - Project Type: Single family residential
  - Number of Stories: 1
  - Building Height: 21 feet, 7 inches
  - Square Feet: 2,300 to 3,776 (maximum)

### Site Plan & History

The subject property was approved per NZC-0044-17 for a single family residential development which included 29 lots. The Notice of Final Action for NZC-0044-17 conditioned the development to include the following but not limited to; a maximum of 19 lots, 1 story homes along El Camino Road, no 3 story homes, and landscaping along the south, west, and east property lines. Revised plans for NZC-0044-17 show a proposed 4 lot cul-de-sac west of El Camino Road, 3 lots east of El Camino Road facing east, and remaining lots facing an internal private street. However, WC-19-400050 (NZC-0044-17) was approved to increase the lot count to 26 lots, and to record 2 final maps. DR-19-0282 was approved to redesign the lot layout, and the plan depicts the same 4 lot cul-de-sac west of El Camino Road; however, the remaining 5 acres east of El Camino Road (Lots 5 through lots 26) face towards 1 internal street with access from Bronco Street (alignment). The internal street is oriented in an east to west direction with the cul-de-sac bulb on the west end of the street.

Today, the applicant is proposing to redesign the lot layout, reduce the lot count from 26 lots to 22 lots, and change the design of the proposed residences from what was previously approved with DR-19-0282. The overall site is located on the south side of Ford Avenue, where approximately 2.5 acres of the western portion of the development is separated by El Camino Road and features a 4 lot cul-de-sac which is accessed off of El Camino Road. This portion of the development is zoned R-E and has a density of 1.6 dwelling units per acre. The remaining 5 acres are east of El Camino Road are zoned R-2 and have a density of 3.6 dwelling units per acre. Per the submitted site plan lots 5 through lots 22 face towards 1 internal public street. The internal street is oriented in an east-west direction connecting El Camino Road to Bronco Street. The applicant is proposing single story homes to be incorporated throughout the entire site.

### Landscaping

NZC-0044-17 conditioned the site to feature landscaping along the south, west, and east property lines. The applicant is proposing to add landscaping along Ford Avenue, El Camino Road, and Bronco Street. The landscape plan depicts a 6 foot wide landscape easement which includes 36 inch box trees and 5 gallon shrubs to be planted along Ford Avenue, the east side of El Camino Road, and the west side of Bronco Street. Landscaping is also located along the west side of El Camino Road and the north side of Ford Avenue adjacent to the 4 lot cul-de-sac (west half of the site). Landscaping is not included along the south and west property lines since these areas are a part of private rear yards of the proposed development.

### Elevations

The submitted elevations depict the proposed homes with a minimum height of 18 feet to a maximum height of 21 feet, 7 inches depending on the design of the home. The exterior architectural features include stucco walls, stone veneer, shutters, concrete tile roofing, exterior trim, and a neutral color palette.

### Floor Plans

The floor plans include 3 car garages, living room, dining room, bedrooms, a laundry room, and bathrooms.



Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to redesign the subdivision with single story homes only. In addition to this, there are 4 fewer proposed lots which increased the overall area of R-2 zoned lots to a minimum of 7,140 square feet. The applicant is proposing to eliminate the cul-de-sac bulb adjacent to El Camino Road on the east half of the subdivision so that the circulation is more cohesive. The proposed landscaping is also intended to provide a lush traditional landscape design adjacent to the subdivision. Single story homes are proposed throughout the development; therefore, landscaping along the south property line is a buffer that is no longer needed within the private rear yards. Per the applicant, the new design and layout are architecturally harmonious with the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0282	Redesigned the previously approved single family residential development (new lot count of 26 lots)	Approved by BCC	June 2019
WC-19-400050 (NZN-0044-17)	Waived conditions of a nonconforming zone change related to the lot count (new lot count of 26 lots) and final map (waiver of conditions for 1 story homes on El Camino Road was denied)	Approved by BCC	June 2019
NZN-0044-17	Reclassified 7.5 acres from R-E to R-2 zoning with a design review for a proposed single family residential development (maximum 19 lots)	Approved by BCC	February 2018
ZC-1026-05	Reclassified the subject site and the surrounding area from R-E to R-E (RNP-1) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WC-19-400135 (NZN-0044-17)	A waiver of conditions of a nonconforming zone change for off-site improvements and landscaping is a companion item on this agenda.
TM-19-500214	A tentative map for a single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Design Review #1

Staff has no objection to the proposed design of the single family residential development. The submitted plans depict single story home designs that are consistent in style with the surrounding neighborhood. Lastly, the proposed subdivision layout is more interconnected and is cohesive with the lush landscaping adjacent to the homes. Staff is in support of this request.

**Public Works - Development Review**

Design Review #2

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Single story homes only.
- 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;
- Right-of-way dedication to include 30 feet for Ford Avenue, 30 feet for Bronco Street, 60 for El Camino Road, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site permits will be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0579-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: JONES FORD LINDELL, LLC  
CONTACT: MARIANNA HUNNICUTT, KIMLEY-HORN & ASSOCIATES, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119**





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

# 11A

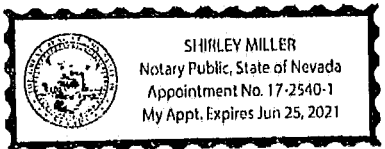
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  <input type="checkbox"/> APPLICATION REVIEW (AR)	<b>STAFF</b>	DATE FILED: <u>10/4/2019</u> PLANNER ASSIGNED: <u>Joh</u> ACCEPTED BY: _____ FEE: <u>\$0.75</u> CHECK #: <u>ONLINE</u> COMMISSIONER: <u>J</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>DR-19-0795</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>10/30</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/20/19</u> ZONE / AE / RNP: <u>RE &amp; R-2</u> PLANNED LAND USE: <u>RNP-1</u> NOTIFICATION RADIUS: <u>200</u> SIGN? <u>Y</u> <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>JONES FORD LINDELL LLC</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	<b>APPLICANT</b>	NAME: <u>JONES FORD LINDELL LLC</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>MARIANNA HUNNICUTT / KIMLEY-HORN</u> ADDRESS: <u>6671 Las Vegas Blvd. South, Suite 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 862-3631</u> CELL: _____ E-MAIL: <u>marianna.hunnicuttt@kimle</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-14-801-045  
 PROPERTY ADDRESS and/or CROSS STREETS: W Ford Ave. & El Camino Rd.  
 PROJECT DESCRIPTION: Residential Subdivision

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

[Signature] Property Owner (Signature)\*  
Umer Malik (MANAGER) Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON September 20, 2019 (DATE)  
 By Umer Malik  
 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.

DR-19-0795  
JL

# Kimley»Horn

September 29, 2019

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89101

**RE: Ford & El Camino  
Design Review and Tentative Map Request  
APNs: 176-14-801-045**

Dear Jillee,

Jones Ford Lindell, LLC is respectfully submitting this justification letter for a Design Review and Tentative Map for a proposed residential subdivision located at the intersection of W Ford Ave. and El Camino Rd. (APN: 176-14-801-045). It is understood that this proposed development will adhere to the prior Entitlement approvals per NZC-17-0044, DR-19-0282, and WC-19-400050 (NZC-17-0044). The site plan has since been modified warranting a subsequent design review. Below is a summary of the project and changes from the previously approved Entitlement applications.

**Project Description:**

The 7.5-acre site is currently vacant, undeveloped land zoned Rural Estates Residential (R-E) under resolution of intent to R-2, and has an underlying Land Use RNP – Rural Neighborhood Preservation. The site is bound by properties with existing zoning as follows:

- South: R-E – Rural Estates Residential with up to 2 units/acre
- East: M-1 – Light Manufacturing
- North: R-2 – Medium Density Residential with up to 8 units/acre
- West: R-E – Rural Estates Residential with up to 2 units/acre

The project consists of a 22-lot single-family residential subdivision with 2.9 lots per acre located at the southwest and southeast intersection corners of Ford Ave. and El Camino Rd. The proposed community will have access to the site from Ford Ave. and El Camino Rd. The homes will range in size between 2,300 and 3,700 square feet and will all be single-story homes. There will be 3-car garages provided for each unit for a total of 66 parking spaces.

Per Title 30 standards, the proposed homesites adjacent to the RNP range in lot size between 18,400 square feet to 20,900 square feet with typical setbacks per Title 30 development standards, while the homesites abutting the larger 4-lots are both approximately 13,000 square feet. Typical setbacks for R-E zoned development will be maintained per Title 30 development standards for the portion of the community located in the RNP. The R-2 lots will maintain typical R-2 setbacks per Title 30 standards.

Perimeter landscaping is being provided along El Camino and Ford Roads in conformance with Title 30 standards. The proposed landscape design is intended to integrate the lush, evergreen, traditional-style landscape design that currently exists along the adjacent residential property Right-of-Way

frontages. Desert xeriscape and modern style landscaping is proposed along El Camino Rd., Ford Ave., and Bronco St. The planting is intended to evoke a natural flow through the development by utilizing many of the existing adjacent plant species. The layout emphasizes plant groupings in arrangements that create interest and are aesthetically pleasing from both a vehicular and pedestrian perspective. All landscaping will comply with the approved Southern Nevada Regional Plant List.

Site improvements will comply with Clark County Title 30 Development Code and include applicable paving, landscaping, underground utilities, accessibility, positive drainage, and curb, gutter, sidewalk, and street lighting (where applicable). The proposed development resides in a rural district and the applicant is aware and respectful of the adjacent property owners' interests to maintain the rural aesthetic of the existing conditions. Ford Ave., Bronco St., and El Camino Rd. currently abut and connect with rural-improvements, and we are requesting to maintain consistency with existing development patterns.

Accompanying this application, the applicant respectfully requests a Waiver of Condition to NZC-17-0044 to waive the requirement for full off-site improvements along Ford Ave., Bronco St., and El Camino Rd. in order to align with the conditions of approval for the adjacent property improvements to the north per off-site permit PW18-10346 (currently under construction). This would allow the existing rural aesthetic to be maintained (matching the development to the north) and prevent an offset, "jogged," (aka "sawtooth") improved street condition with multiple pavement transitions and allow for a cohesive and uniform streetscape.

In addition to the Design Review request for the proposed building and site improvements, we are respectfully requesting a Design Review for site earthwork fill in excess of eighteen (18) inches up to 36 inches maximum. Final earthwork calculations will be determined upon approval of the Technical Drainage Study.

Accompanying this application, we are also submitting a Tentative Map application to subdivide the property.

We look forward to working with Current Planning for a favorable recommendation for this project. Please do not hesitate to contact me at 702.862.3631 if you have any questions or require any additional information.

Sincerely,  
Kimley-Horn and Associates



Marianna Hunnicutt, P.E., ENV SP  
Owner/Developer Correspondent

CC: Dave Cornoyer, Lennar  
Jody Belsick, Kimley-Horn  
Mikal Kintner, Civil Designer





11/20/19 BCC AGENDA SHEET

FORD JERLYN  
(TITLE 30)

JERLYN ST/COUGAR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500210-USA:**

**TENTATIVE MAP** consisting of 22 single family residential lots on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise. JJ/jor/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-15-301-041

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

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

- Site Acreage: 12.5
- Number of Lots: 22
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size: 18,010/30,236 (net) and 20,623/33,234 (gross)
- Project Type: Single family residential

The plan depicts a proposed single family residential development consisting of 22 lots on 12.5 acres. The density is 1.8 dwelling units per acre. On the east half of the site, Pioneer Avenue (alignment) will continue in a north to south direction connecting Cougar Avenue (north) and Ford Avenue (South). Per the submitted plan, Lots 1 through lots 9 face Cougar Avenue and Lot 16 faces west toward Jerlyn Street. A private street running east to west will cross Pioneer Avenue approximately 190 feet north of Ford Avenue which provides access to the remaining lots (10 through 15 and 17 through 22). Lastly, the minimum net lot size is 18,010 square feet and a maximum of 30,236 square feet net.

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
DR-19-0784	A design review for a single family residential subdivision and increase finished grade is a companion item on this agenda.
VS-19-0796	A vacation and abandonment of a temporary construction easement is 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;
- Right-of-way dedication to include 60 feet for Pioneer Way, 30 feet for Cougar Avenue, 30 feet for Jerlyn Street, 30 feet for Ford Avenue, and associated spandrels;

- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site permits will be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shown as "A" and "B" shall have the same name.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0574-2019 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** D.R. HORTON, INC.

**CONTACT:** D.R. HORTON, INC., 1081 WHITNEY RANCH DR, SUITE 141,  
HENDERSON, NV 89014





TENTATIVE MAP APPLICATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE: TENTATIVE MAP (TM)
DATE FILED: 10/2/19
PLANNER ASSIGNED: JOE
APP. NUMBER: TM-19-500210
TAB/CAC: ENTERPRISE
ACCEPTED BY: [Signature]
TAB/CAC MTG DATE: 10/30 TIME: 6PM
FEE: \$750
PC MEETING DATE: 11/19/19
CHECK #: 841018
BCC MEETING DATE:
COMMISSIONER: [Signature]
ZONE / AE / RNP: RE RNP1
OVERLAY(S)?
PLANNED LAND USE: FE
TRAILS? Y/N
PFNA? Y/N
NOTES:

PROPERTY OWNER: NAME: D. R. Horton
ADDRESS: 1081 Whitney Ranch Drive Suite 141
CITY: Henderson STATE: NV ZIP: 89014
TELEPHONE: 702-635-3600 CELL:
E-MAIL: JRGenovese@drhorton.com

APPLICANT: NAME: D. R. Horton
ADDRESS: 1081 Whitney Ranch Drive Suite 141
CITY: Henderson STATE: NV ZIP: 89014
TELEPHONE: 702-635-3600 CELL:
E-MAIL: JRGenovese@drhorton.com REF CONTACT ID #:

CORRESPONDENT: NAME: D. R. Horton (c/o Joe Genovese)
ADDRESS: 1081 Whitney Ranch Drive Suite 141
CITY: Henderson STATE: NV ZIP: 89014
TELEPHONE: 702-635-3600 CELL:
E-MAIL: JRGenovese@drhorton.com REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): 176-15-301-041

PROPERTY ADDRESS and/or CROSS STREETS: Generally at southeast corner of Jerlyn St & Cougar Ave
TENTATIVE MAP NAME: Ford & Jerlyn
NUMBER OF LOTS: 22 GROSS/NET ACREAGE 12.5 GROSS/NET DENSITY 1.8 lot/acre

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) David Jennings

STATE OF Nevada
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON September 20, 2019 (DATE)
By David Jennings
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.



CIVIL  
ENGINEERING

3816 Marsh Sparrow Lane  
North Las Vegas, NV 89084  
Office 702.518.7920  
www.strive-nv.com

October 2, 2019

Ms. Jillee Opiniano-Rowland  
Senior Planner, Clark County  
Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

RE: Ford Jerlyn Justification Letter for Tentative Map, Design Review, and Vacation Applications (APN: 176-15-301-041)

Dear Ms. Opiniano-Rowland:

On behalf of our client, DR Horton, we are pleased to offer this Justification Letter for a Tentative Map, Design Review, and Vacation, in support of a proposed +/- 12.5 acre residential subdivision generally located at the southeast corner of Jerlyn Street and Cougar Avenue located within Clark County Jurisdiction.

**Project Description:**

The proposed single family residential development consists of twenty-two (22) lots on +/- 12.5 gross acres, for a gross density of 1.8 lots per acre. The site consists of one parcel; APN 176-15-301-041 (12.5 acres) is located at the southeast corner of the intersection of Jerlyn Street and Cougar Avenue. This parcel is currently zoned R-E (Rural Estates Residential) and falls in the Enterprise Land Use Plan. The project site is surrounded by a mix of undeveloped and rural properties.

The subdivision will feature a mix of rural estate lots that face public right-of-way. The site is proposing rural street standards with 32-foot access roads where pavement does not currently exist, which is consistent with the Clark County development guidelines in this area. Additionally, 37-foot wide private culs-de-sac are proposed for the interior facing lots. Semi-custom homes are proposed for the planned 22 lots.

**Tentative Map:**

The proposed development requires a tentative map as detailed per Title 30.28. The development will take direct ingress from proposed 32-foot access roads along Jerlyn Street, Cougar Avenue, Pioneer Way, and Ford Avenue. For the interior facing lots, 37-foot wide private culs-de-sac are proposed. It is anticipated that the proposed single family residential development will generate less than 50 total trips in a peak hour and therefore a traffic impact analysis is not required for this application.

Based on readily available record drawings, potable water is available in Jerlyn Street. Similarly, the closest available sanitary sewer is located within Wigwam Avenue. At the time of the preparation of this letter, it is anticipated that the point of connection for potable water for the proposed development will be at the intersection of Jerlyn Street and Cougar Avenue. The anticipated point of connection for sanitary sewer is Wigwam Avenue and Monte Cristo Way. Drainage of storm runoff is sheet flow from the west to the east, and this existing drainage pattern will be generally maintained.

**Design Review:**

The proposed development requires a design review to allow fills in excess of 18-inches up to a maximum of 36-inches adjacent to zoned residential properties as required per Title 30.32.040(9). This request for fill heights will remain consistent with the currently allowed retaining wall height maximums outlined in Title 30. These requests are necessary to direct storm runoff around habitable structures and provide adequate flood protection.



**Vacation:**

Currently, there is a 20-foot wide temporary construction of right-of-way easement along the south half of Cougar Avenue adjacent to north side of the project site that was recorded per instrument 20180828:0002200. At the request of Clark County Planning Staff at a pre-submittal meeting held on September 24, 2019, this temporary construction easement needs to be vacated since the construction of the proposed development will occur prior to the expiration of this easement.

**Conclusion:**

The proposed single family residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. Because of this project, slight increases on utility services are perceived due to the increased residential presence in the area. Despite this fact however, there are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject properties and maintain sufficient levels of services to existing developments in the area. No significant adverse impacts to the existing natural environment are anticipated.

The project parcel is located within an R-E (Rural Estates Residential) zone and the proposed development generally complies with all applicable provisions of the Clark County Development Code, Title 30 standards, and the goals of the Enterprise Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving this application. If there are any additional questions regarding this application, please do not hesitate to contact me at (801) 599-9344.

Kind regards,

Strive Engineering, LLC  
John Meng, PE  
President

cc: D.R. Horton  
Joanna Opena (Strive)





11/20/19 BCC AGENDA SHEET

HIGHLANDS RANCH UNIT 27  
(TITLE 30)

CACTUS AVE/JONES BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500212-CFT LANDS, LLC:**

**TENTATIVE MAP** consisting of 174 residential lots and common lots on a 28.1 acre portion of a 50.2 acre site in an R-E (Rural Estates Residential) Zone, R-2 (Medium Density Residential) Zone, and RUD (Residential Urban Density) Zone.

Generally located on the north side of Cactus Avenue, 330 feet east of Jones Boulevard within Enterprise. JJ/rk/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-25-301-022; 176-25-401-005; 176-25-401-006; 176-25-401-010; 176-25-401-011; 176-25-401-015 through 176-25-401-018; 176-25-401-022

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 28 (developed acreage)/30 (overall acreage)
- Number of Lots: 174 residential lots/7 common lots
- Density (du/ac): 6.2 (developed acreage)
- Minimum/Maximum Lot Size: 3,300/10,529
- Project Type: Single family residential development

The plan depicts a single family residential development consisting of 174 residential lots and 7 common area lots on a total of 50.2 acres. The site is a mix of R-E, R-2, and RUD zoned parcels. The scope of this request is to develop a 28.1 acre portion of the site for a density of 6.2 dwelling units per acre. Three of the properties associated with this development consist of remnant portions of the parcel (Lot A) that are not being reclassified to an R-2 zone and will be developed at future phases. Access to the project is from Cactus Avenue to the south, and Frias Avenue to the north. Access within the proposed development is provided by 42 foot wide private streets with a 4 foot wide sidewalk located on 1 side of the street. There is an existing overhead power transmission line corridor with a 100 foot wide easement located along the western boundary of the proposed development. A 15 foot wide landscape area which includes a detached sidewalk is shown along Cactus Avenue. Internal to the development are additional street landscape buffers along corner side lots consisting of common lots and/or landscape easements.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-19-400127 (ZC-1624-06)	Waiver of conditions on a zone change for right-of-way dedication on 25 acres including portions of this site	Approved /Denied by BCC	November 2019
ZC-1624-06	Reclassified 25 acres including portions of this site to R-2 zoning for future development	Approved by BCC	January 2007
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (3 to 14 du/ac) & Residential Suburban (up to 8 du/ac)	R-E & RUD	Undeveloped
South	Major Development Project, Residential Suburban (up to 8 du/ac)	R-2	Single family residences
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
West	Residential Suburban (up to 8 du/ac) & Residential Medium (3 to 14 du/ac) & Commercial Neighborhood	R-E, R-2 & RUD	Undeveloped

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

**Related Applications**

Application Number	Request
ZC-19-0788	A request to reclassify a 28.1 acre portion of the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-19-0791	A vacation of easements and rights-of-way on 28.1 acres (south of the Frias Avenue alignment) is a companion item on this agenda.
ZC-19-0792	A request to reclassify a portion of a 14.3 acre site (north of the Frias Avenue alignment) to an R-2 zone for a single family residential development is a related item on this agenda.
TM-19-500213	A tentative map on 14.3 acres (north of the Frias Avenue alignment) for a single family residential development is a related item on this agenda.
VS-19-0793	A vacation of easements and rights-of-way on 14.3 acres (north of the Frias Avenue alignment) is a related item on this agenda.
WC-19-400134 (ZC-2178-04)	A waiver of conditions of a zone change on a portion of 14.3 acres (north of the Frias Avenue alignment) for right-of-way dedication is a related item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue and 60 feet for Frias Avenue;
- Applicant shall apply for a vacation of the Frias Avenue cul-de-sac bulb at the same time land use applications for that portion of the project are submitted;
- Applicant shall be responsible for reconstruction of all of the off-site improvements at the Frias Avenue cul-de-sac bulb when the portion of Frias Avenue east of the bulb is connected to the portion west of the bulb.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, or a vacation to the back of curb, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Summit Lane is a duplicate street name and shall have the suffix of Court;
- Upland Court is a duplicate street name;
- Indigo Knoll and Joaquin Fire shall have approved suffixes.

**Department of Aviation**

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

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0577-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** AMERICAN WEST DEVELOPMENT, INC  
**CONTACT:** SLATER MANIFAN GROUP, 5740 S. ARVILLE, SUITE 216, LAS VEGAS,  
NV 89148



# TENTATIVE MAP APPLICATION 13A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>	<b>STAFF</b>	DATE FILED: <u>10.3.19</u>	APP. NUMBER: <u>TM-19-500212</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>10/30/19</u> TIME: <u>6:00pm</u>
		FEE: <u>\$750.00</u>	PC MEETING DATE: _____
		CHECK #: <u>98437</u>	BCC MEETING DATE: <u>11/20/19 9:00am</u>
		COMMISSIONER: <u>JJ.</u>	ZONE / AE / RNP: <u>R-2</u>
		OVERLAY(S)? <u>—</u>	PLANNED LAND USE: <u>Ent RS</u>
		TRAILS? Y/ <input checked="" type="radio"/> N	PFNA? <input checked="" type="radio"/> N
			NOTES: _____

<b>PROPERTY OWNER</b>	NAME: <u>CFT, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
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<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>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> REF CONTACT ID #: _____
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<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>shgprocessing@shg-inc.com</u> REF CONTACT ID #: <u>132024</u>
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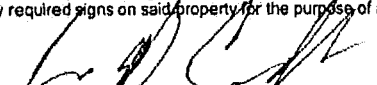
ASSESSOR'S PARCEL NUMBER(S): Portion of 176-25-301-022

PROPERTY ADDRESS and/or CROSS STREETS: West Frias Avenue / Lindell Road

TENTATIVE MAP NAME: Highlands Ranch Unit 27

NUMBER OF LOTS: \_\_\_\_\_ GROSS/NET ACREAGE 17.5 GROSS/NET DENSITY \_\_\_\_\_

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


LAWRENCE CANARELLI, President of Manager  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-21-19 (DATE)  
 By Lawrence J. Canarelli

NOTARY PUBLIC: Dixie E. Becker

**DIXIE E. BECKER**  
 Notary Public, State of Nevada  
 No. 00-63279-1  
 My Appt. Exp. July 12, 2020

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



AWD1904

TU-19-500212

September 23, 2019

Rob Kaminski  
Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

**SUBJECT: Tentative Map for Highlands Ranch Unit 27**

Dear Mr. Kaminski

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

Sincerely,

**Slater Hanifan Group, Inc.**

A handwritten signature in cursive script that reads 'Alysha Harris'.

Alysha Harris  
Project Coordinator II

11/20/19 BCC AGENDA SHEET

HIGHLANDS RANCH UNIT 7  
(TITLE 30)

FRIAS AVE/LINDELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500213-GAMEDAY, LLC:**

**TENTATIVE MAP** consisting of 74 residential lots and common lots on a 14.3 acre portion of a 34.0 acre site in an R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone.

Generally located on the north side of Frias Avenue and the west side of Lindell Road within Enterprise. JJ/rk/ja (For possible action)

RELATED INFORMATION:

**APN:**

176-25-301-012 through 176-25-301-014; 176-25-301-020; 176-25-301-022; 176-25-310-181

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 14.3 (developed acreage)/34 (overall acreage)
- Number of Lots: 74 residential lots/4 common lots
- Density (du/ac): 5.2 (developed acreage)
- Minimum/Maximum Lot Size: 3,330/8,407
- Project Type: Single family residential development

The plan depicts a single family residential development consisting of 74 residential lots and 4 common area lots on a total of 34 acres. The site is a mix of R-E and R-2 zoned parcels. The scope of this request is to develop a 14.3 acre portion of the site for a density of 5.2 dwelling units per acre. Two of the properties associated with this development consist of remnant portions of the parcel (Lot A and Lot B) that are not being reclassified to an R-2 zone and will be developed at future phases. Access to the project is from Frias Avenue to the south, and Dreaming Tree Street to the north. Dreaming Tree Street is a public road within American West (Highlands Ranch Unit 23) subdivision that has recently been built. Access within the proposed development is provided by 42 foot wide private streets with a 4 foot wide sidewalk located on 1 side of the street. There is an existing overhead power transmission line corridor with a 100 foot wide easement located along the northwestern boundary of the proposed development. A 15 foot wide landscape area which includes a detached sidewalk is shown along Lindell Road. Internal to the development are additional street landscape buffers along corner side lots consisting of common lots and/or landscape easements.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-2178-04	Reclassified 37.4 acres to R-2 zoning including portions of this site for a 257 lot single family subdivision	Approved by BCC	January 2004
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
ZC-19-0792	A request to reclassify 14.3 acres to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-19-0793	A vacation of easements and rights-of-way on 14.3 acres is a companion item on this agenda.
WC-19-400134 (ZC-2178-04)	A waiver of conditions of a zone change on 14.3 acres for right-of-way dedication is a companion item on this agenda.
ZC-19-0788	A request to reclassify a 28.1 acre portion of the site (south of the Frias Avenue alignment) to an R-2 zone for a single family residential development is a related item on this agenda.
TM-19-5002T2	A tentative map on 28.1 acres (south of the Frias Avenue alignment) for a single family residential development is a related item on this agenda.
VS-19-0791	A vacation of easements and rights-of-way on 28.1 acres (south of the Frias Avenue alignment) is a related item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Department of Aviation**

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



continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Frias Avenue and the associated spandrel;
- Applicant shall ensure that the vacation of the Frias Avenue cul-de-sac bulb is recorded with the final map;
- Applicant shall be responsible for the reconstruction of Frias Avenue as a 60 foot wide through street by removing all asphalt, curb, gutter, and sidewalk from the existing cul-de-sac and reconstructing the improvements in the correct location.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street shown as Stellar Casella Street and the east/west street along lots 58 thru 64 shall have different names.

#### **Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that

funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0578-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMERICAN WEST DEVELOPMENT, INC

**CONTACT:** SLATER HANIFAN GROUP, 5740 S. ARVILLE ST, STE 216, LAS VEGAS, NV 89118

DRAFT



# TENTATIVE MAP APPLICATION 14A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>10.3.19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$750.00</u> CHECK #: <u>99583</u> COMMISSIONER: <u>JJ.</u> OVERLAY(S)? <u>—</u> TRAILS? Y/ <input checked="" type="radio"/> PFNA? <input checked="" type="radio"/> N	APP. NUMBER: <u>TM-19-500213</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>10/30/19</u> TIME: <u>6:00pm</u> PG MEETING DATE: _____ BCC MEETING DATE: <u>11/20/19</u> <u>9:00am</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>Ent RS</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Gameday, LLC</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
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APPLICANT	NAME: <u>American West Development Inc</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S Arville Street, 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> REF CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-25-301-020 & 176-25-301-014

PROPERTY ADDRESS and/or CROSS STREETS: Jones Blvd & Frias Avenue

TENTATIVE MAP NAME: Highlands Ranch Unit 7

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

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

Lawrence D. Canarelli  
 Property Owner (Signature)\*      Lawrence D. Canarelli  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

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

NOTARY PUBLIC: Teresa Arredondo-O'Malley

TERESA ARREDONDO-O'MALLEY  
 Notary Public, State of Nevada  
 No. 06-102065-1  
 My Appt. Exp. Sep. 22, 2021

\*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.



AWD1910

September 23, 2019

Rob Kaminski  
Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

TM-19-500213

**SUBJECT: Tentative Map for Highlands Ranch Unit 7**

Dear Mr. Kaminski

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

Sincerely,

**Slater Hanifan Group, Inc.**

A handwritten signature in cursive script, appearing to read 'Alysha Harris'.

Alysha Harris  
Project Coordinator II

FORD & EL CAMINO  
(TITLE 30)

FORD AVE/EL CAMINO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500214-JONES FORD LINDELL, LLC:**

**TENTATIVE MAP** consisting of 22 single family residential lots and 3 common lots on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) and R-2 (Medium Density Residential) Zone.

Generally located on the south side of Ford Avenue and the east and west sides of El Camino Road (alignment) within Enterprise. JJ/jor/jd (For possible action)

---

RELATED INFORMATION:

**APN:**  
176-14-801-045

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 7.5
- Number of Lots: 22
- Density (du/ac): 1.6 (R-E zoned lots) 3.6 (R-2 zoned lots)
- Minimum/Maximum Lot Size: 18,403/20,888 (net for R-E zoned lots) and 22,045/22,191 (gross for R-E zoned lots) and 7,140/12,555 (R-2 zoned lots)
- Project Type: Single family residential

History

The subject property was approved per NZC-0044-17 for a single family residential development which included 29 lots. The Notice of Final Action for NZC-0044-17 conditioned the development to include the following but not limited to: a maximum of 19 lots, 1 story homes along El Camino Road, no 3 story homes, and landscaping along the south, west, and east property lines. Revised plans for NZC-0044-17 show a proposed 4 lot cul-de-sac west of El Camino Road, 3 lots east of El Camino Road facing east, and remaining lots facing an internal private street. However, WC-19-400050 (NZC-0044-17) was approved to increase the lot count to 26 lots, and to record 2 final maps. DR-19-0282 was approved to redesign the lot layout, and the plan depicts the same 4 lot cul-de-sac west of El Camino Road; however, the remaining 5 acres east of El Camino Road (Lots 5 through lots 26) face towards 1 internal street with access from Bronco Street (alignment). The internal street is oriented in an east to west direction with the cul-de-sac bulb on the west end of the street.

Today, the applicant is proposing to redesign the lot layout, reduce the lot count from 26 lots to 22 lots, and change the design of the proposed residences from what was previously approved with DR-19-0282. The overall site is located on the south side of Ford Avenue, where approximately 2.5 acres of the western portion of the development is separated by El Camino Road and features a 4 lot cul-de-sac which is accessed off of El Camino Road. This portion of the development is zoned R-E and has a density of 1.6 dwelling units per acre. The remaining 5 acres are east of El Camino Road are zoned R-2 and have a density of 3.6 dwelling units per acre. Per the submitted site plan lots 5 through lots 22 face towards 1 internal public street. The internal street is oriented in an east-west direction connecting El Camino Road to Bronco Street. The applicant is proposing single story homes to be incorporated throughout the entire site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-19-0282	Redesigned the previously approved single family residential development (new lot count of 26 lots)	Approved by BCC	June 2019
WC-19-400050 (NZC-0044-17)	Waived conditions of a nonconforming zone change related to the lot count (new lot count of 26 lots) and final map (waiver of conditions for 1 story homes on El Camino Road was denied)	Approved by BCC	June 2019
NZC-0044-17	Reclassified 7.5 acres from R-E to R-2 zoning with a design review for a proposed single family residential development (maximum 19 lots)	Approved by BCC	February 2018
ZC-1026-05	Reclassified the subject site and the surrounding area from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
DR-19-0798	A design review for a single family residential development with increase finished grade is a companion item on this agenda.
WC-19-400135 (NZC-0044-17)	A waiver of conditions of a nonconforming zone change for off-site improvements and landscaping 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;
- Right-of-way dedication to include 30 feet for Ford Avenue, 30 feet for Bronco Street, 60 feet for El Camino Road, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site permits will be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

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

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0579-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** JONES FORD LINDELL, LLC  
**CONTACT:** MARIANNA HUNNICUTT, KIMLEY-HORN & ASSOCIATES, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

**DRAFT**





# TENTATIVE MAP APPLICATION 15A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>	<b>STAFF</b>	DATE FILED: <u>10/4/19</u>	APP. NUMBER: <u>TM-19-500214</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JOR</u>	TAB/CAC: <u>ENTERPRISE</u>
		ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>10/30</u> TIME: <u>6PM</u>
		FEE: <u>\$750</u>	PC MEETING DATE: _____
		CHECK #: <u>ONLINE</u>	BCC MEETING DATE: <u>11/20/19</u>
		COMMISSIONER: <u>J</u>	ZONE / AE / RNP: <u>RE &amp; R-2</u>
		OVERLAY(S)? <u>NONE</u>	PLANNED LAND USE: <u>RNPI</u>
		TRAILS? Y / <input checked="" type="radio"/> N	NOTES: _____
		PFNA? Y / <input checked="" type="radio"/> N	

<b>PROPERTY OWNER</b>	NAME: <u>JONES FORD LINDELL LLC</u>
	ADDRESS: <u>11510 Mystic Rose Ct.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>JONES FORD LINDELL LLC</u>
	ADDRESS: <u>11510 Mystic Rose Ct.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>MARIANNA HUNNICUTT / KIMLEY-HORN</u>
	ADDRESS: <u>6671 Las Vegas Blvd. South, Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 862-3631</u> CELL: _____
	E-MAIL: <u>marianna.hunnicuttt@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-14-801-045

PROPERTY ADDRESS and/or CROSS STREETS: W Ford Ave. & El Camino Rd.

TENTATIVE MAP NAME: Tentative Map for Ford Ave. & El Camino Rd.

NUMBER OF LOTS: 22 GROSS/NET ACREAGE 7.5 GROSS/NET DENSITY \_\_\_\_\_

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

[Signature] Property Owner (Signature)\*      Umer Malik (Manager) Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON September 20, 2019 (DATE)  
 By Umer Malik



\*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.

TM-19-500214  
JL

# Kimley»»Horn

September 29, 2019

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89101

**RE: Ford & El Camino  
Design Review and Tentative Map Request  
APNs: 176-14-801-045**

Dear Jillee,

Jones Ford Lindell, LLC is respectfully submitting this justification letter for a Design Review and Tentative Map for a proposed residential subdivision located at the intersection of W Ford Ave. and El Camino Rd. (APN: 176-14-801-045). It is understood that this proposed development will adhere to the prior Entitlement approvals per Nzc-17-0044, DR-19-0282, and WC-19-400050 (Nzc-17-0044). The site plan has since been modified warranting a subsequent design review. Below is a summary of the project and changes from the previously approved Entitlement applications.

## **Project Description:**

The 7.5-acre site is currently vacant, undeveloped land zoned Rural Estates Residential (R-E) under resolution of intent to R-2, and has an underlying Land Use RNP – Rural Neighborhood Preservation. The site is bound by properties with existing zoning as follows:

- South: R-E – Rural Estates Residential with up to 2 units/acre
- East: M-1 – Light Manufacturing
- North: R-2 – Medium Density Residential with up to 8 units/acre
- West: R-E – Rural Estates Residential with up to 2 units/acre

The project consists of a 22-lot single-family residential subdivision with 2.9 lots per acre located at the southwest and southeast intersection corners of Ford Ave. and El Camino Rd. The proposed community will have access to the site from Ford Ave. and El Camino Rd. The homes will range in size between 2,300 and 3,700 square feet and will all be single-story homes. There will be 3-car garages provided for each unit for a total of 66 parking spaces.

Per Title 30 standards, the proposed homesites adjacent to the RNP range in lot size between 18,400 square feet to 20,900 square feet with typical setbacks per Title 30 development standards, while the homesites abutting the larger 4-lots are both approximately 13,000 square feet. Typical setbacks for R-E zoned development will be maintained per Title 30 development standards for the portion of the community located in the RNP. The R-2 lots will maintain typical R-2 setbacks per Title 30 standards.

Perimeter landscaping is being provided along El Camino and Ford Roads in conformance with Title 30 standards. The proposed landscape design is intended to integrate the lush, evergreen, traditional-style landscape design that currently exists along the adjacent residential property Right-of-Way

frontages. Desert xeriscape and modern style landscaping is proposed along El Camino Rd., Ford Ave., and Bronco St. The planting is intended to evoke a natural flow through the development by utilizing many of the existing adjacent plant species. The layout emphasizes plant groupings in arrangements that create interest and are aesthetically pleasing from both a vehicular and pedestrian perspective. All landscaping will comply with the approved Southern Nevada Regional Plant List.

Site improvements will comply with Clark County Title 30 Development Code and include applicable paving, landscaping, underground utilities, accessibility, positive drainage, and curb, gutter, sidewalk, and street lighting (where applicable). The proposed development resides in a rural district and the applicant is aware and respectful of the adjacent property owners' interests to maintain the rural aesthetic of the existing conditions. Ford Ave., Bronco St., and El Camino Rd. currently abut and connect with rural-improvements, and we are requesting to maintain consistency with existing development patterns.

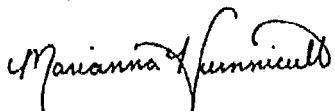
Accompanying this application, the applicant respectfully requests a Waiver of Condition to NZC-17-0044 to waive the requirement for full off-site improvements along Ford Ave., Bronco St., and El Camino Rd. in order to align with the conditions of approval for the adjacent property improvements to the north per off-site permit PW18-10346 (currently under construction). This would allow the existing rural aesthetic to be maintained (matching the development to the north) and prevent an offset, "jogged," (aka "sawtooth") improved street condition with multiple pavement transitions and allow for a cohesive and uniform streetscape.

In addition to the Design Review request for the proposed building and site improvements, we are respectfully requesting a Design Review for site earthwork fill in excess of eighteen (18) inches up to 36 inches maximum. Final earthwork calculations will be determined upon approval of the Technical Drainage Study.

Accompanying this application, we are also submitting a Tentative Map application to subdivide the property.

We look forward to working with Current Planning for a favorable recommendation for this project. Please do not hesitate to contact me at 702.862.3631 if you have any questions or require any additional information.

Sincerely,  
Kimley-Horn and Associates



Marianna Hunnicutt, P.E., ENV SP  
Owner/Developer Correspondent

CC: Dave Cornoyer, Lennar  
Jody Belsick, Kimley-Horn  
Mikal Kintner, Civil Designer



MARIJUANA  
ESTABLISHMENT  
(TITLE 30)

SOUTHERN HIGHLANDS PKWY/DANCING WINDS PL

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0773-PRESTIGE PROPERTIES NEVADA, LLC:**

**USE PERMIT** for a proposed marijuana establishment (retail marijuana store).  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate parking lot landscaping.  
**DESIGN REVIEW** for a marijuana establishment (retail store) on 0.8 acres in a C-2 (General Commercial) Zone within the MUD-3 Overlay District.

Generally located on the east side of Southern Highlands Parkway and the north side of Dancing Winds Place (alignment) within Enterprise, J/sd/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

191-05-301-017

**WAIVER OF DEVELOPMENT STANDARDS:**

Eliminate parking lot landscaping where landscaping per Figure 30.64-14 is required.

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 11880 Southern Highland Parkway
- Site Acreage: 0.8
- Project Type: Marijuana establishment (retail marijuana store)
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 6,287
- Parking Required/Provided: 49/98

**Site Plans**

The plans depict a proposed 6,287 square foot standalone marijuana establishment (retail marijuana store) building on 0.8 acres located at the corner of Southern Highlands Parkway and Dancing Winds Place (alignment). This establishment is located directly south of an existing

professional office building. Access to the site is from Southern Highlands Parkway and will share cross access to the office building to the north. A total of 49 parking spaces are required for this use and the applicant is providing a total of 98 spaces when combined with the office building to the north. This parcel is outside of the Southern Highlands Planned Community.

Landscaping

The applicant is requesting a waiver of development standards for internal parking lot landscaping by eliminating requisite landscape island fingers every 6 spaces as required per Figure 30.64-14. Existing street landscaping exists along Southern Highlands Parkway per the Master Plan HOA of Southern Highlands with a detached sidewalk.

Elevations

The plans depict a proposed commercial retail building that is 20 feet in height and constructed of efis walls, stone veneer with a pitched roofline, parapet walls, and glass doors and windows.

Floor Plans

The plans depict a 6,287 square foot floor plan with office, product in-take room, vault, breakroom, utilities room, reception area and bathrooms, and a product display area.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that the subject site will be for a 6,287 square foot marijuana establishment for retail use. In addition, the applicant is requesting to waive interior parking lot landscaping island fingers for every 6 spaces. The applicant indicates they meet all required separations.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0434-06	Increased height, waived development standards for sign area and loading space requirements, design review for office/retail building	Approved by BCC	June 2006
DR-1350-05	Retail/office building	Approved by PC	October 2005
UC-1492-04	Reduced separation for on-premises consumption for alcohol establishment and outside dining, waived development standards to reduce setbacks and separation for commercial building and residential use, design review for supper club	Denied by BCC	October 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
South	Major Development Project	C-2	Commercial retail
East & North	Commercial General	C-2	Undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Major Development Project (Southern Highlands) (up to 8 du/ac)	R-2	Single family residences

### STANDARDS FOR APPROVAL:

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

#### Analysis

#### Current Planning

#### Use Permit

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

The applicant submitted the required security and transportation plans. The security plan addresses the need for interior and exterior security of the facility, and the transportation plan discusses the security of delivery services. Building elevations indicate that a professional appearance will be maintained. The applicant has submitted the State of Nevada Retail Marijuana Establishment Registration Certificate. Additionally, the separation survey shows that all of the required separations contained within Title 30 are being met.

The applicant has provided a map that shows the nearest marijuana establishment is located at 3195 St. Rose Parkway, which is approximately 5.4 miles away and another establishment located at 6540 Blue Diamond Road, which is approximately 6 miles away. In addition, a crime report has been submitted that shows within a 1 mile radius a total of 18 crime reports were filed by Metro in the preceding 60 days of application submittal.

#### Waiver of Development Standards

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

Although the applicant is not providing for interior parking lot landscaping with landscaped finger islands, this is an existing paved parking lot and there is existing landscaping adjacent to and along the street frontage of Southern Highlands Parkway that is approximately 22 feet wide and is above and beyond what is required per Code. In addition, modifications are being made to accommodate a loading zone area and trash enclosure. The existing street landscaping will buffer the parking lot from street view.

### Design Review

The proposed commercial/retail building complies with Urban Specific Policy 78 of the Comprehensive Master Plan which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. The proposed plans show proper placement on the parcel and the overall design of the proposed development will improve the aesthetics of the surrounding area.

### **Staff Recommendation**

No recommendation.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

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

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

- Applicant is advised that permits and fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking

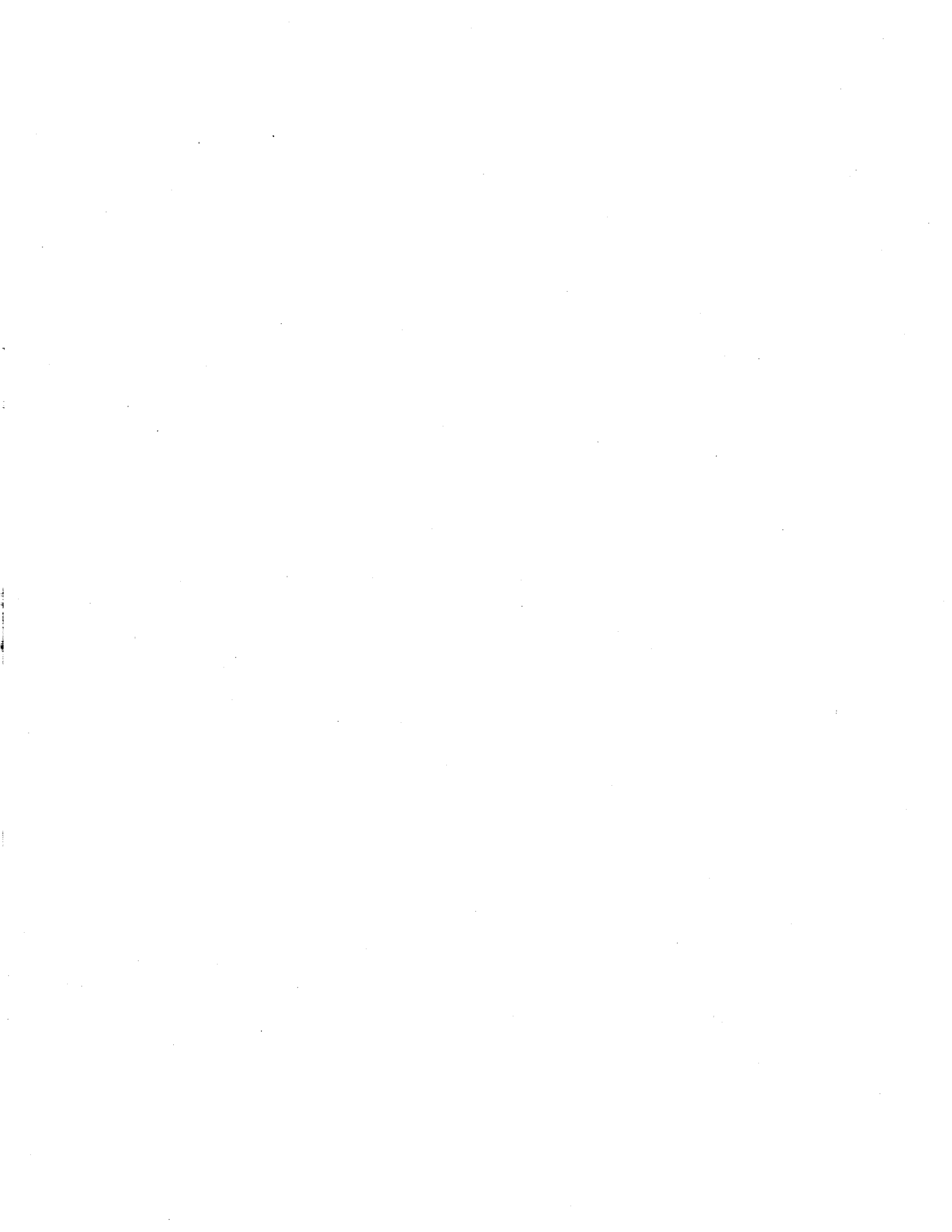


#0580-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** DEEP ROOTS MEDICAL, LLC  
**CONTACT:** DEEP ROOTS MEDICAL, LLC, 195 WILLIS CARRIER CANYON,  
MESQUITE, NV 89034

**DRAFT**





**MARIJUANA ESTABLISHMENT APPLICATION**

**CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT**

SEE SUBMITTAL REQUIREMENTS ON REVERSE FOR MORE INFORMATION

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> USE PERMIT <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW <input type="checkbox"/> EXTENSION OF TIME  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW  (ORIGINAL APPLICATION #) <b>MARIJUANA ESTABLISHMENT</b> <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input checked="" type="checkbox"/> RETAIL MARIJUANA STORE	<b>STAFF</b>	DATE FILED: <u>9.30.19</u> APP. NUMBER: <u>UC.19.0773</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> ACCEPTED BY: _____      TAB/CAC MTG DATE: <u>10/30/19</u> TIME: <u>6:00</u> pm FEE: <u>\$6,325.00</u> BCC MEETING DATE: <u>11/20/19</u> 9:00 am CHECK #: <u>1553</u> ZONE / AE: <u>C-2</u> COMMISSIONER: <u>JJ</u> PLANNED LAND USE: <u>Ent CG</u> OVERLAY(S)? _____      PUBLIC HEARING? <u>500ft</u> <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N      NOTIFICATION RADIUS: _____ APPROVAL/DENIAL BY: _____      LETTER DUE DATE: _____
		<b>PROPERTY OWNER</b>

<b>APPLICANT</b>	NAME: <u>Deep Roots Medical LLC</u> ADDRESS: <u>195 Willis Carrier Canyon</u> CITY: <u>Mesquite</u> STATE: <u>NV</u> ZIP: <u>89034</u> TELEPHONE: <u>702-345-2854</u> CELL: <u>406-570-6748</u> E-MAIL: <u>jon@deeprootsharvest.com</u> REF CONTACT ID #: _____
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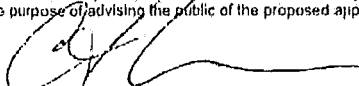
<b>CORRESPONDENT</b>	NAME: <u>Jonathan Marshall</u> ADDRESS: <u>195 Willis Carrier Canyon</u> CITY: <u>Mesquite</u> STATE: <u>NV</u> ZIP: <u>89034</u> TELEPHONE: <u>191-05-301-017</u> CELL: <u>same</u> E-MAIL: <u>191-05-301-017</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 191-05-301-017

PROPERTY ADDRESS and/or CROSS STREETS: 11880 Southern Highlands Pkwy, Las Vegas, NV 89141

PROJECT DESCRIPTION: Retail Marijuana Store

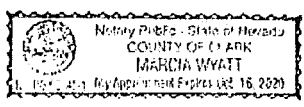
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Real Capital Corporation, Manager  
Chris Johnson, President  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 09.30.19 (DATE)  
 By Chris Johnson  
 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.

# McDONALD CARANO

Chris Molina, Esq.  
cmolina@mcdonaldcarano.com

Reply to: Las Vegas

UC-19-0773

September 30, 2019

**Via Hand Delivery**

Clark County Current Planning  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89106

**Re: Deep Roots Medical LLC / APN 191-05-301-017**

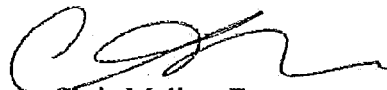
To Whom it May Concern:

On behalf of Deep Roots Medical LLC ("Applicant"), please accept the following letter of justification for a special use permit to operate a retail marijuana store at 11880 Southern Highlands Parkway (APN 191-05-301-017). The State of Nevada Department of Taxation has granted Applicant a conditional license to operate a retail marijuana store in unincorporated Clark County. Applicant is proposing to construct an approximately 6,287 sq. ft. standalone building for the store on property zoned C-2. Since the property has existing landscaping along the sidewalks fronting Southern Highlands Parkway and around the parking lot border, Applicant is also requesting a waiver of the requirement to install additional landscape fingers per code (one per every six spaces).

The proposed use for the subject site will not have a substantial or undue adverse effect on surrounding properties. Applicant has demonstrated success in developing stringent security and transportation plans for its facilities and will operate the store in compliance with all requirements of the State of Nevada and the County. The property is not located within 1,000 ft. of any school or 300 ft. of any community facility. There are no other establishments within a three-mile radius of the property and no establishments with non-restricted gaming within 1,500 ft. The proposed use will not create traffic burdens on the neighborhood as the property has convenient access to the I-15 freeway nearby at St. Rose Parkway.

If you have any questions, please do not hesitate to contact me at 702-873-4100.

Sincerely,



Chris Molina, Esq.

JCM/lj

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

100 West Liberty Street • Tenth Floor • Reno, Nevada 89501 • P: 775.788.2000  
2300 West Sahara Avenue • Suite 1200 • Las Vegas, Nevada 89102 • P: 702.873.4100

11/20/19 BCC AGENDA SHEET

CONVENIENCE STORE/GASOLINE STATION  
(TITLE 30)

RAINBOW BLVD/PEBBLE RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0794-THOMSON FAMILY TRUST & THOMSON JOHN C. TRS:**

**USE PERMITS** for the following: **1)** convenience store; and **2)** gasoline station.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce separation from a convenience store to a residential use; **2)** allow an attached sidewalk; and **3)** alternative driveway geometrics.

**DESIGN REVIEW** for a convenience store and gasoline station on a 0.9 acre portion of 5.0 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/jt/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-14-401-012 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce separation from a convenience store to a residential use to 133 feet where 200 feet is the minimum per Table 30.44-1 (a 34% reduction).
2. Allow an attached sidewalk along Rainbow Boulevard where a detached sidewalk is required per Figure 30.64-17 and Figure 30.64-18.
3. Permit alternative driveway geometrics by reducing the approach distance along Pebble Road to 106 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 29% reduction).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5 (portion)
- Project Type: Convenience store and gasoline station
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 3,500

- Parking Required/Provided: 14/21

### Site Plan

The site plan depicts a proposed convenience store and gasoline station on the southwest portion of the parcel near the intersection of Rainbow Boulevard and Pebble Road. A mini-warehouse was previously approved on the east and northern portion of the site. The convenience store and gasoline station will share a driveway on Rainbow Boulevard with the mini-warehouse, which was previously approved with a reduced departure distance of 115 feet where 190 feet is required. The plans for the convenience store and gasoline station show the departure distance at 124 feet for that driveway; therefore, another waiver of development standards to reduce the departure distance is not necessary. However, a waiver of development standards is necessary to reduce the approach distance for a new proposed driveway on Pebble Road to 106 feet.

A waiver of development standards is also necessary to reduce the separation from the convenience store to an existing residence to the northeast to 133 feet. The mini-warehouse will eventually provide a buffer between the convenience store and the residence; however, the mini-warehouse is not yet built. The convenience store is set back 91 feet from the southern property line along Pebble Road and 151 feet from the western property line along Rainbow Boulevard. The gasoline canopy is set back 63 feet from the southern property line and 56 feet from the western property line.

Parking spaces are located along the south property line adjacent to Pebble Road, and on the south and west sides of the convenience store. A trash enclosure is also located on the south side of the convenience store. Cross access will be provided with the mini-warehouse office to the north.

### Landscaping

The landscape plan depicts an attached sidewalk along Rainbow Boulevard with a 17 foot wide landscape strip behind the attached sidewalk. Along Pebble Road, a detached sidewalk is depicted with a 5 foot wide landscape strip, a 5 foot wide sidewalk, and a 10 foot wide landscape strip. Along both Rainbow Boulevard and Pebble Road, the plans depict 2 off-set rows of large trees spaced 20 feet on center. Trees are also depicted within parking lot landscape fingers around the base of the convenience store, and trees will include Chinese Pistache and Japanese Blueberry.

### Elevations

The convenience store is 26 feet high to a parapet wall above the main entrance; however, the parapet walls around the remainder of the building only extend to 23 feet high. Exterior materials will consist of painted stucco, a decorative rigid wall system that attaches to the face of the building to create a different surface plane, and stone veneer around the main entrance.

The gasoline canopy consists of a metal panel shade structure that extends to a height of 20 feet 8 inches. Stone veneer accents are located around the base of the support columns.

Floor Plans

The 3,500 square foot convenience store consists of a sales floor, cooler, freezer, service area, office, and restrooms. The canopy over the fueling pumps is approximately 3,273 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this development with a contemporary style of urban architecture will be an asset to the area and is compatible with the surrounding neighborhood. The waivers of development standards are appropriate for the following reasons: 1) once the mini-warehouse is constructed, it will provide an appropriate buffer between the convenience store and the single family residence; 2) an attached sidewalk along Rainbow Boulevard is necessary to accommodate a required bus stop; and 3) the reduced approach distance for the driveway on Pebble Road is appropriate since the location is as far away from the intersection that the site constraints will allow.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0006	Reclassified the site to C-1 zoning for a mini-warehouse with alternative driveway geometrics on Rainbow Boulevard	Approved by BCC	May 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional & Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped & single family residences
South	Commercial General	C-2 & R-2	Undeveloped & single family subdivision
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Commercial General	C-2	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permits

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

Rainbow Boulevard and Pebble Road are both designated as arterial streets in the Clark County Transportation Element, and convenience stores and gasoline stations are typically appropriate at the intersection of 2 arterial streets, which will accommodate significant traffic volume. In addition, the land adjacent to the other 3 intersections of Rainbow Boulevard and Pebble Road is zoned C-2, which would allow similar types of commercial use. Lastly, staff does not anticipate any negative impacts to the surrounding properties from the proposed uses, since the adjacent properties are mostly undeveloped.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Although a waiver of development standards is necessary to reduce the separation from the convenience store to an existing single family residential use, a mini-warehouse facility was approved between the 2 uses, which will act as a buffer. The mini-warehouse buildings will help buffer any potential negative impacts such as lighting, noise, and odors, which is consistent with Urban Specific Policy #61 that encourages commercial development to prevent any nuisances from impacting adjacent single family residential areas. As a result, staff does not anticipate any negative impacts from reducing the separation, and the request is consistent with the Comprehensive Master Plan. Therefore, staff can support the request.

#### Waiver of Development Standards #2

Detached sidewalks are required along all collector and arterial streets to provide an improved pedestrian experience, increase pedestrian safety, and enhance the overall aesthetics of a site. However, the proposed attached sidewalk will extend only 124 feet along Rainbow Boulevard, and the applicant indicates that the attached sidewalk will help facilitate access to a bus stop. In addition, the applicant has provided over 17 feet of landscaping behind the attached sidewalk, which will help improve the pedestrian experience and the aesthetic appeal. Therefore, staff does not anticipate any negative impacts from the attached sidewalk, and staff can support the request.

#### Design Review

Staff finds that the proposed design complies with the following policies in the Comprehensive Master Plan: Urban Specific Policy #65, which encourages cross access to limit points of ingress and egress on arterial streets to reduce traffic congestion and hazards; Urban Specific Policy #67, which ensures that commercial developments are compatible with abutting uses through such design methods as appropriate buffers, setbacks, landscaping, building height, and lighting; and Urban Specific Policy #78, which encourages architectural treatments on all facades to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. The site design includes cross access with the mini-warehouse office to the north; the building height and materials are appropriate, and will be buffered from the



residential uses to the northeast by the future mini-warehouse; and design elements such as the decorative rigid wall system attached to the face of the west, south, and east building face will help create visual interest by utilizing a different surface plane on the sides of the building that are most apparent to the public. Therefore, staff can support the request.

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

#### **Waiver of Development Standards #3**

Staff cannot support the request to reduce the distance from the driveway on Pebble Road to the intersection of Pebble Road and Rainbow Boulevard. At the time of the nonconforming zone change, staff advised the applicant that the design of the mini-storage cannot be used as justification for a future waivers due to the small remnant parcel that was created, which is the subject parcel for this application. Staff finds that this self-imposed hardship should have been avoided with the original site design and therefore, staff recommends denial of this waiver.

#### **Staff Recommendation**

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

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;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to back of curb for Rainbow Boulevard, 45 feet to 50 feet to back of curb for Pebble Road, and associated spandrel;
- If required by the Regional Transportation Commission, provide a bus shelter pad easement as shown on the east side of Rainbow Boulevard, north of Pebble Road;

- Vacate all unnecessary easements, including but not limited to BLM grants and resolutions relative to the acquisition of right-of-way, unless previously vacated.
- Applicant is advised that the driveways must be a minimum of 36 feet wide, measured from the lip of the gutter to the lip of the gutter, unless medians are installed to prohibit left turns from site; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0581-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** ACTIVE GW HOLDINGS, LLC  
**CONTACT:** YIHONG LIU, YIHONG LIU + ASSOCIATES, 1669 HORIZON RIDGE PARKWAY, SUITE 120, HENDERSON, NV 89012



# LAND USE APPLICATION 17A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF

DATE FILED: 10/4/19 APP. NUMBER: CC-19-0794  
 PLANNER ASSIGNED: Jat TAB/CAC: Enterprise  
 ACCEPTED BY: SWD TAB/CAC MTG DATE: 10/30 TIME: 6 PM  
 FEE: 2,150 PC MEETING DATE: \_\_\_\_\_  
 CHECK #: 5016 BCC MEETING DATE: 11/20/19  
 COMMISSIONER: JJ ZONE / AE / RNP: C-1  
 OVERLAY(S)? MUD-3 PLANNED LAND USE: C-N  
 PUBLIC HEARING?  Y /  N NOTIFICATION RADIUS: 1,500 SIGN?  Y /  N  
 TRAILS?  Y /  N PFNA?  Y /  N LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_ COMMENCE/COMPLETE: \_\_\_\_\_

PROPERTY OWNER

NAME: Thompson Trust Family Trust dtd June 18, 1997  
 ADDRESS: 17671 Cowan, Suite 125  
 CITY: Irvine STATE: CA ZIP: 92614  
 TELEPHONE: (949) 7835377 CELL: (949) 500-4075  
 E-MAIL: \_\_\_\_\_

APPLICANT

NAME: ACTIVE GW HOLDINGS, LLC (ABDUS ASIF)  
 ADDRESS: 6725 S. Eastern Ave. #2  
 CITY: Las Vegas STATE: NV ZIP: 89119  
 TELEPHONE: 702-868-7870 CELL: 702-612-5500  
 E-MAIL: asif@activecommercialllc.com REF CONTACT ID #: \_\_\_\_\_

CORRESPONDENT

NAME: YIHONG LIU  
 ADDRESS: 1669 HORIZON RIDGE PKWY # 120  
 CITY: HENDERSON STATE: NV ZIP: 89012  
 TELEPHONE: 702-778-8711 CELL: 702-321-9316  
 E-MAIL: YI@YIARCHITECTURE.COM REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 176-14-401-012  
 PROPERTY ADDRESS and/or CROSS STREETS: RAINBOW and PEBBLE NEC  
 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.

Property Owner (Signature)\* [Signature] Property Owner (Print) John C. Thompson Co-Trustee

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON 11/20/19 (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_

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

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

*Signature of Document Signer No. 1*                      *Signature of Document Signer No. 2 (if any)*

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

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

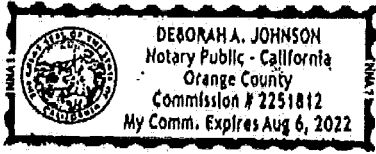
on this 3 day of October, 2019,  
by            Date                      Month                      Year

(1) John C. Thorgan

(and (2) N/A),  
*Name(s) of Signer(s)*

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

Signature [Handwritten Signature]  
*Signature of Notary Public*



*Place Notary Seal and/or Stamp Above*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

Yihong Liu  
Yihong Liu + Associates  
1669 Horizon Ridge Parkway  
Henderson, NV 89012

October 3, 2019

Jared Tasko  
Senior Planner  
Comprehensive Planning Department  
500 Grand Central parkway  
Las Vegas, NV 89106

RE: APN 17614401012

Dear Mr. Tasko:

Please accept this letter as our justification letter for a Special Use Permit design review of a 3,500 SF C-Store on parcel number 17614401012. The gas station and c-store is located at 133' where is less than 200' from residential property along the northern property line. Because of the existing approved self-storage building becomes a natural buffer for the gas station, with intense landscape buffer along the northern property line, we believe the impact for this gas station would be minimum. So we respectfully request for a waiver of this requirement.

This project is facing Rainbow BLVD which is a 120' right of way street, and Pebble Road being 100' right of way, Rainbow BLVD will have attached sidewalk because of the bus stop at this location, and Pebble Road will have detached 5' sidewalk. Both Streets will have trees two rolls of 40' on center with effective 20' on center staggered. The drive way curb cut on Rainbow we propose to have 124' on departure side, and 106' on the approaching side on Pebble Road. These two curb cuts are already located at the farthest point of entry for this project. So we respectfully request waiver on this requirement.

The building set back is 91' on Pebble Road, and 156' on Rainbow BLVD. Canopy is located 63' from Pebble Road and 61' from Rainbow BLVD.

This project is going to be a wood frame structure with storefront glass at the entrances, with stone accent at the entrances and pop out structures. The building maximum building height is 26'-0" which is under the code required 35' of the building height for retail development.

Total parking required: 14 spaces; Total parking provided 21 Spaces, with additional 4 bike rack spaces.

We believe this development will be an enhancement and an asset to the area and bring the area into a more contemporary style of urban architecture. We feel that the development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the County's policies and regulations. We respectfully request approval. Please feel free to contact me with any questions you might have.

Yours truly,



*Yihong Liu*

Yihong Liu, Architect  
President  
Yihong Liu + Associates, LTD.  
1669 Horizon Ridge Parkway, Suite 120  
Henderson, NV 89012  
Phone: 702-778-8711  
Cell: 702-321-9316

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EASEMENTS/RIGHTS-OF-WAY  
(TITLE 30)

CACTUS AVE/JONES BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0791-HLI, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County, located between Cactus Avenue and Frias Avenue (alignment), and between Jones Boulevard and Lindell Road; and a portion of a right-of-way being Duneville Street located between Cactus Avenue and Frias Avenue (alignment), and a portion of a right-of-way being Cactus Avenue located between Jones Boulevard and Lindell Road within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

**APN:**  
176-25-401-006; 176-25-401-011; 176-25-401-016 through 176-25-401-018; 176-25-401-022

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

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of patent easements ranging in size from 30 feet to 33 feet wide which are located on the perimeters of the subject parcels, excepting out dedication for public right-of-way. Additionally, the plans show the vacation and abandonment of a 30 foot wide remnant portion of Duneville Street and a 5 foot wide portion of the north side of Cactus Avenue to accommodate a detached sidewalk in conjunction with a residential development. The applicant indicates that the easements and rights-of-way are no longer needed and approval of this application will allow the residential development of these parcels.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-19-400127 (ZC-1624-06)	Waived conditions on a zone change for right-of-way dedication on 25 acres including portions of this site	Approved/ Denied by BCC	November 2019
ZC-1624-06	Reclassified 25 acres including portions of this site to R-2 zoning for future development	Approved by BCC	January 2007
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Medium (3 to 14 du/ac) & Residential Suburban (up to 8 du/ac)	R-E & RUD	Undeveloped
South	Major Development Project, Residential Suburban (up to 8 du/ac)	R-2	Single family residences
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
West	Residential Suburban (up to 8 du/ac) & Residential Medium (3 to 14 du/ac) & Commercial Neighborhood	R-E, R-2 & RUD	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-19-0788	A request to reclassify a 28.1-acre portion of the site to an R-2 zone for a single family residential development is a companion item on this agenda.
TM-19-500212	A tentative map on 28.1 acres for a single family residential development is a companion item on this agenda.
ZC-19-0792	A request to reclassify a portion of a 14.3-acre site (north of the Frias Avenue alignment) to an R-2 zone for a single family residential development is a related item on this agenda.
TM-19-500213	A tentative map on 14.3 acres (north of the Frias Avenue alignment) for a single family residential development is a related item on this agenda.
VS-19-0793	A vacation of easements and rights-of-way on 14.3 acres (north of the Frias Avenue alignment) is a related item on this agenda.
WC-19-400134 (ZC-2178-04)	A waiver of conditions of a zone change on a portion of 14.3 acres (north of the Frias Avenue alignment) for right-of-way dedication is a related 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 45 feet to the back of curb for Cactus Avenue and 60 feet for Frias Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMERICAN WEST DEVELOPMENT, INC

**CONTACT:** SLATER HANJEAN GROUP, 5740 S. ARVILLE ST, STE 216, LAS VEGAS, NV 89118





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

# 18A

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>10.3.19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$875.00</u> CHECK #: <u>98436</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>—</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS.19.0791</u> TAB/CAC <u>Enterprise</u> TAB/CAC DATE: <u>10/30/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>11/20/19 9:00am</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>Ent RS</u>
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PROPERTY OWNER	NAME: <u>HLI, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
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APPLICANT	NAME: <u>American West Development, Inc</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> ACA CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S Arville St, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.com</u> ACA CONTACT ID #: <u>132024</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-25-401-006, 011, 017, 018, & 022

PROPERTY ADDRESS and/or CROSS STREETS: West Cactus Avenue / South Duneville Street

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

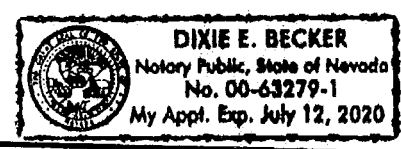
\_\_\_\_\_  
 Property Owner (Signature)\*

Lawrence D. Canarelli

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

STATE OF NEVADA  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-21-19 (DATE)  
 By Lawrence D. Canarelli  
 NOTARY PUBLIC: Dixie E. Becker



\*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.



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>	<b>STAFF</b>	DATE FILED: _____	APP. NUMBER: _____
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC _____
		ACCEPTED BY: _____	TAB/CAC DATE: _____ TIME: _____
		FEE: _____ CHECK #: _____	PC MEETING DATE: _____
		COMMISSIONER: _____	BCC MTG DATE: _____
		OVERLAY(S)? _____	ZONE / AE / RNP: _____
		TRAILS? Y/N _____ PFNA? Y/N _____	PLANNED LAND USE: _____

<b>PROPERTY OWNER</b>	NAME: <u>Mountain West Associates LLC</u>
	ADDRESS: <u>250 Pilot Road, Suite 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>ksaffle@americanwesthomes.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>89119</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 S Arville St, Suite 216</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>shgprocessing@shg-inc.com</u> ACA CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 176-25-401-016

PROPERTY ADDRESS and/or CROSS STREETS: West Cactus Avenue & Jones Blvd

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

[Signature]

Property Owner (Signature)\*

Lawrence D. Canarelli

Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6-21-19 (DATE)  
 By Lawrence D. Canarelli

NOTARY PUBLIC: Dixie E. Becker



\*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.



September 23, 2019

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

**RE: Highlands Ranch Unit 27 (174 lot Subdivision)  
SHG Project No. AWD1904-000  
Justification Letter for Patent Easement and Right of Way Vacation**

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this justification letter with an application for Vacation and Abandonment of Patent Easements.

The project site associated with the subject application is approximately 50.24± gross acres and covers APN 176-25-301-022, 176-25-401-005, -006, -010, -011, -015, -016, -017, -018 and -022. This development is located in a portion of Section 25, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 174 lots, 7 common lots and 1 large lot with a gross density of 3.46 dwelling units per acre.

The applicant is vacating Patent Easements and Right of Ways that are in conflict with the proposed site plan for the subject residential development. These easements were originally dedicated as part of the requirements associated with the recorded parcel map. This request will be in compliance with the conditions of the Tentative Map submitted for Highlands Ranch Unit 27 accompanying this application.

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



11/20/19 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

FRIAS AVE/LINDELL RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0793-GAMEDAY, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue and Dreaming Tree Street, and between Lindell Road and Duneville Street (alignment) and a portion of a right-of-way being Haleh Avenue located between Lindell Road and Duneville Street (alignment), and a portion of a right-of-way being Frias Avenue located between Lindell Road and Duneville Street (alignment), and a portion of a right-of-way being Lindell Road located between Frias Avenue and Dreaming Tree Street within Enterprise (description on file). JJ/rk/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-25-301-012 through 176-25-301-014; 176-25-301-020

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of patent easements ranging in size from 30 feet to 33 feet wide which are located on the perimeters of the subject parcels, excepting out dedication for public right-of-way. Additionally, the plans show the vacation and abandonment of a 20 foot wide remnant portion of Haleh Avenue, the northern portion of a cul-de-sac of Frias Avenue, and a 5 foot wide portion of the west side of Lindell Road to accommodate a detached sidewalk in conjunction with a residential development. The applicant indicates that the easements and rights-of-way are no longer needed and approval of this application will allow the residential development of these parcels.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0608-06	Reclassified 12.8 acres to R-2 zoning including portions of this site for an 80 lot single family subdivision	Approved by BCC	June 2006
ZC-2178-04	Reclassified 37.4 acres to R-2 zoning including portions of this site for a 257 lot single family subdivision	Approved by BCC	January 2004

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
ZC-19-0792	A request to reclassify 14.3 acres to an R-2 zone for a single family residential development is a companion item on this agenda.
TM-19-500213	A tentative map on 14.3 acres for a single family residential development is a companion item on this agenda.
WC-19-400134 (ZC-2178-04)	A waiver of conditions of a zone change on 14.3 acres for right-of-way dedication is a companion item on this agenda.
ZC-19-0788	A request to reclassify a 28.1 acre portion of the site (south of the Frias Avenue alignment) to an R-2 zone for a single family residential development is a related item on this agenda.
TM-19-500212	A tentative map on 28.1 acres (south of the Frias Avenue alignment) for a single family residential development is a related item on this agenda.
VS-19-0791	A vacation of easements and rights-of-way on 28.1 acres (south of the Frias Avenue alignment) is a related 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 Frias Avenue and the associated spandrel;
- Applicant shall ensure that the vacation of the Frias Avenue cul-de-sac bulb is recorded with the final map;
- Applicant shall be responsible for the reconstruction of Frias Avenue as a 60 foot wide through street by removing all asphalt, curb, gutter, and sidewalk from the existing cul-de-sac and reconstructing the improvements in the correct location;
- 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.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMERICAN WEST DEVELOPMENT, INC

**CONTACT:** SLATER HANIFAN GROUP, 5740 S. ARVILLE ST, STE 216, LAS VEGAS, NV 89118





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

# 19A

<b>APPLICATION TYPE</b>	<b>STAFF</b>	DATE FILED: <u>10.3.19</u>	APP. NUMBER: <u>VS-19-0798</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>ZK</u> ACCEPTED BY: _____ FEE: <u>\$875.00</u> CHECK #: <u>99582</u> COMMISSIONER: <u>J.J.</u> OVERLAY(S)? <u>-</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	TAB/CAC <u>Enterprise</u> TAB/CAC DATE: <u>10/30/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>11/20/19 9:00am</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>Ent RS</u>

<b>PROPERTY OWNER</b>	NAME: <u>Gameday, LLC</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
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<b>APPLICANT</b>	NAME: <u>American West Development Inc</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S Arville Street, 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> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-25-301-020 & 176-25-301-014

PROPERTY ADDRESS and/or CROSS STREETS: Jones Blvd & Frias Avenue

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

*[Signature]*

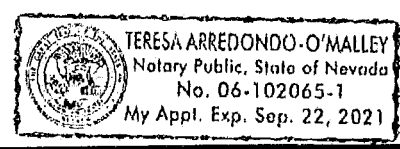
Property Owner (Signature)\*

Lawrence D. Canarelli

Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 30, 2019 (DATE)  
 By Lawrence D. Canarelli  
 NOTARY PUBLIC: Teresa Arredondo O'Malley



\*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.



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>	<b>STAFF</b>	DATE FILED: _____	APP. NUMBER: _____
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC _____
		ACCEPTED BY: _____	TAB/CAC DATE: _____ TIME: _____
		FEE: _____ CHECK #: _____	PC MEETING DATE: _____
		COMMISSIONER: _____	BCC MTG DATE: _____
		OVERLAY(S)? _____	ZONE / AE / RNP: _____
		TRAILS? Y/N _____ PFNA? Y/N _____	PLANNED LAND USE: _____

<b>PROPERTY OWNER</b>	NAME: <u>CFT Lands, LLC</u>
	ADDRESS: <u>250 Pilot Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702 736-6434</u> CELL: _____
	E-MAIL: <u>ksaffle@americanwesthomes.com</u>

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

<b>CORRESPONDENT</b>	NAME: <u>Slater Hanifan Group a Westwood Team</u>
	ADDRESS: <u>5740 S Arville Street, 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> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): [ \_\_\_\_\_, 176-25-301-012, & 176-25-301-013 ]

PROPERTY ADDRESS and/or CROSS STREETS: Jones Blvd & Frias Avenue

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

[Signature]

Property Owner (Signature)\*

STATE OF NEVADA  
COUNTY OF Clark

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

NOTARY PUBLIC: Teresa Arredondo O'Malley

Lawrence D. Canarelli

Property Owner (Print)

TERESA ARREDONDO-O'MALLEY  
Notary Public, State of Nevada  
No. 06-102065-1  
My Appt. Exp. Sep. 22, 2021

\*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.



September 19, 2019

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

**RE: Highlands Ranch Unit 7  
SHG Project No. AWD1910-000  
Justification Letter for Patent Easement and Right of Way Vacation**

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this justification letter with an application for Vacation and Abandonment of Patent Easements.

The project site associated with the subject application is approximately 34.0+ gross acres and covers APN 176-25-301-013, -014, and 020 and portions of 176-25-301-012, 022 and 176-25-310-181. This development is located in a portion of Section 25, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 74 lots and 4 Common Lots with a gross density of 2.18 dwelling units per acre.

The applicant is vacating Patent Easements and Right of Ways that are in conflict with the proposed site plan for the subject residential development. These easements were originally dedicated as part of the requirements associated with the recorded parcel map. This request will be in compliance with the conditions of the Tentative Map submitted for Highlands Ranch Unit 7 accompanying this application.

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.

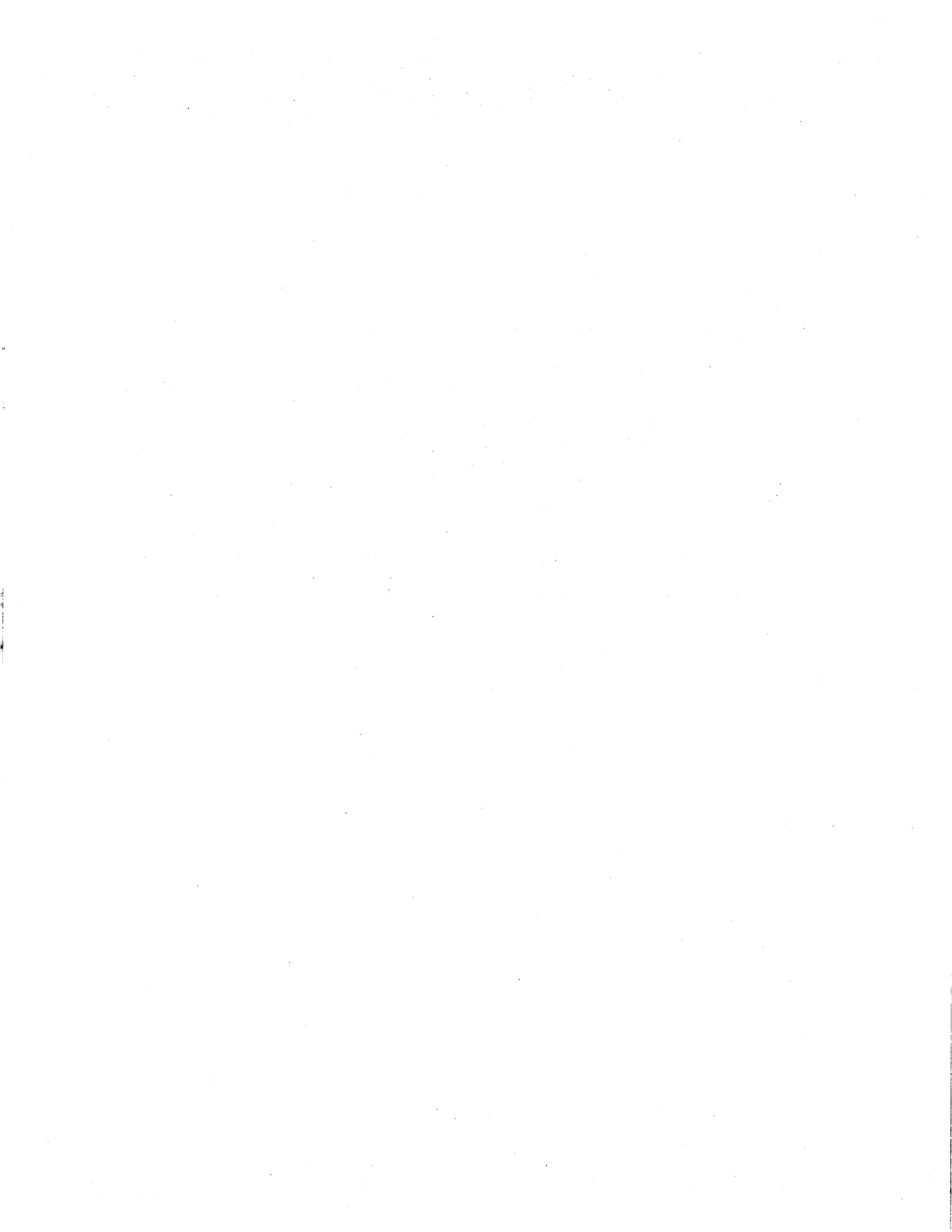
Sincerely,

**Slater Hanifan Group, Inc.**

Corey Lieber, PE

Project Manager

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



EASEMENT  
(TITLE 30)

JERLYN ST/COUGAR AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-19-0796-USA:

**VACATE AND ABANDON** an easement of interest to Clark County located between Jerlyn Street and Monte Cristo Way and between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:  
176-15-301-041

LAND USE PLAN:  
ENTERPRISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

Per the submitted plans the applicant is requesting to vacate and abandon a 20 foot wide temporary construction easement (N-96346-01) recorded as Instrument Number: 20180829:00318 of the Clark County Official Records. Vacating the temporary construction easement is necessary for the construction of a proposed single family residential development.

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
DR-19-0784	A design review for a single family residential subdivision and increase finished grade is a companion item on this agenda.
TM-19-500210	A tentative map for a 22 lot single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of easements 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 60 feet for Pioneer Way, 30 feet for Cougar Avenue, 30 feet for Jerlyn Street, 30 feet for Ford Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

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

**APPLICANT:** D.R. HORTON, INC.

**CONTACT:** D.R. HORTON, INC., 1081 WHITNEY RANCH DRIVE, SUITE 141,  
HENDERSON, NV 89014





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

# 20A

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>10/4/2019</u> PLANNER ASSIGNED: <u>JOR</u> ACCERTED BY: <u>JOR</u> FEE: <u>\$875</u> CHECK #: <u>841020</u> COMMISSIONER: <u>H</u> OVERLAY(S)? <u>NONE</u> TRAILS? Y/N <u>(N)</u> PFNA? Y/N <u>(N)</u>	APP. NUMBER: <u>VS-19-0796</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/30</u> TIME: <u>6PM</u> PC MEETING DATE: <u>11/19/19</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>RE RNP1</u> PLANNED LAND USE: <u>PF</u>
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PROPERTY OWNER	NAME: <u>D. R. Horton</u> ADDRESS: <u>1081 Whitney Ranch Drive Suite 141</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>JRGenovese@drhorton.com</u>
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APPLICANT	NAME: <u>D. R. Horton</u> ADDRESS: <u>1081 Whitney Ranch Drive Suite 141</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>JRGenovese@drhorton.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>D. R. Horton</u> ADDRESS: <u>1081 Whitney Ranch Drive Suite 141</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>JRGenovese@drhorton.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-15-301-041

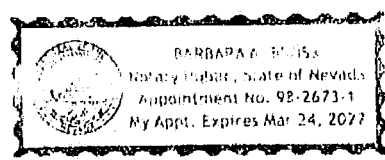
PROPERTY ADDRESS and/or CROSS STREETS: Generally at southeast corner of Jerlyn St & Cougar Ave

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

[Signature]  
 Property Owner (Signature)\*

David Jennings  
 Property Owner (Print)

STATE OF NEVADA COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 10-1-19 (DATE)  
 By David Jennings  
 NOTARY PUBLIC: Barbara A Bros



\*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.



3816 Marsh Sparrow Lane  
North Las Vegas, NV 89084  
Office 702.518.7920  
www.strive-nv.com

VS-190796

October 2, 2019

Ms. Jillee Opiniano-Rowland  
Senior Planner, Clark County  
Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

RE: Ford Jerlyn Justification Letter for Tentative Map, Design Review, and Vacation Applications (APN: 176-15-301-041)

Dear Ms. Opiniano-Rowland:

On behalf of our client, DR Horton, we are pleased to offer this Justification Letter for a Tentative Map, Design Review, and Vacation, in support of a proposed +/- 12.5 acre residential subdivision generally located at the southeast corner of Jerlyn Street and Cougar Avenue located within Clark County Jurisdiction.

**Project Description:**

The proposed single family residential development consists of twenty-two (22) lots on +/- 12.5 gross acres, for a gross density of 1.8 lots per acre. The site consists of one parcel; APN 176-15-301-041 (12.5 acres) is located at the southeast corner of the intersection of Jerlyn Street and Cougar Avenue. This parcel is currently zoned R-E (Rural Estates Residential) and falls in the Enterprise Land Use Plan. The project site is surrounded by a mix of undeveloped and rural properties.

The subdivision will feature a mix of rural estate lots that face public right-of-way. The site is proposing rural street standards with 32-foot access roads where pavement does not currently exist, which is consistent with the Clark County development guidelines in this area. Additionally, 37-foot wide private culs-de-sac are proposed for the interior facing lots. Semi-custom homes are proposed for the planned 22 lots.

**Tentative Map:**

The proposed development requires a tentative map as detailed per Title 30.28. The development will take direct ingress from proposed 32-foot access roads along Jerlyn Street, Cougar Avenue, Pioneer Way, and Ford Avenue. For the interior facing lots, 37-foot wide private culs-de-sac are proposed. It is anticipated that the proposed single family residential development will generate less than 50 total trips in a peak hour and therefore a traffic impact analysis is not required for this application.

Based on readily available record drawings, potable water is available in Jerlyn Street. Similarly, the closest available sanitary sewer is located within Wigwam Avenue. At the time of the preparation of this letter, it is anticipated that the point of connection for potable water for the proposed development will be at the intersection of Jerlyn Street and Cougar Avenue. The anticipated point of connection for sanitary sewer is Wigwam Avenue and Monte Cristo Way. Drainage of storm runoff is sheet flow from the west to the east, and this existing drainage pattern will be generally maintained.

**Design Review:**

The proposed development requires a design review to allow fills in excess of 18-inches up to a maximum of 36-inches adjacent to zoned residential properties as required per Title 30.32.040(9). This request for fill heights will remain consistent with the currently allowed retaining wall height maximums outlined in Title 30. These requests are necessary to direct storm runoff around habitable structures and provide adequate flood protection.



**Vacation:**

Currently, there is a 20-foot wide temporary construction of right-of-way easement along the south half of Cougar Avenue adjacent to north side of the project site that was recorded per instrument 20180828:0002200. At the request of Clark County Planning Staff at a pre-submittal meeting held on September 24, 2019, this temporary construction easement needs to be vacated since the construction of the proposed development will occur prior to the expiration of this easement.

**Conclusion:**

The proposed single family residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. Because of this project, slight increases on utility services are perceived due to the increased residential presence in the area. Despite this fact however, there are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject properties and maintain sufficient levels of services to existing developments in the area. No significant adverse impacts to the existing natural environment are anticipated.

The project parcel is located within an R-E (Rural Estates Residential) zone and the proposed development generally complies with all applicable provisions of the Clark County Development Code, Title 30 standards, and the goals of the Enterprise Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving this application. If there are any additional questions regarding this application, please do not hesitate to contact me at (801) 599-9344.

Kind regards,

Strive Engineering, LLC  
John Meng, PE  
President

cc: D.R. Horton  
Joanna Opena (Strive)



11/20/19 BCC AGENDA SHEET

RIGHT-OF-WAY DEDICATION  
(TITLE 30)

FRIAS AVE/LINDELL RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WC-19-400134 (ZC-2178-04)-GAMEDAY, LLC;**

**WAIVER OF CONDITION** of a zone change requiring right-of-way dedication of 30 feet for Haleh Avenue in conjunction with a single family development on 14.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Frias Avenue and the west side of Lindell Road within Enterprise. JJ/rk/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-25-301-012 through 176-25-301-014; 176-25-301-020; 176-25-301-022; 176-25-310-181

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

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

- Site Address: N/A
- Site Acreage: 14.3 (developed acreage)/34 (overall acreage)
- Number of Lots: 74 residential lots/4 common lots
- Density (du/ac): 5.3 (developed acreage)
- Project Type: Single family residential development

History & Request

A request to reclassify portions of the project site to an R-2 zone, consisting of 257 single family residential lots on 37.4 acres (via ZC-2178-04) was approved by the Board of County Commissioners in February 2005. That zone change showed proposed residential lots on both sides of Lindell Road. The applicant is requesting to waive the condition requiring 30 feet of right-of-way dedication for Haleh Avenue.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-2178-04:

Current Planning

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;

- Entering into a development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Providing a 15 foot wide landscape buffer on Lindell Road with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area; providing varying or articulated block wall faces along Lindell Road;
- Detached sidewalks in powerline easement areas;
- Providing detached sidewalks along Lindell Road;
- Providing sidewalks on one side of the interior private streets;
- Street network must comply with code or have approved modifications prior to map submittal.

#### Public Works – Development Review

- Right-of-way dedication of 40 to 80 feet for Lindell Road;
- 30 to 60 feet for Frias Avenue terminating in a County approved turn-around;
- 30 to 60 feet for Edmond Street;
- 30 feet for Haleh Avenue;
- Coordinate the dedication/vacation of Haleh Avenue with the project to the north;
- Prior to tentative map submittal, applicant to apply for and have approved waivers of street off-set or redesign site to eliminate off-sets and over-length cul-de-sacs;
- All over-length cul-de-sacs, public and private, to be approved by Clark County Fire Department and constructed to Clark County standards;
- If sidewalk is detached, dedicate right-of-way and grant easement in accordance with detached sidewalk requirements;
- Drainage and traffic studies and compliance;
- Traffic study to also address the dedication and construction of a bus turn-out including passenger loading/shelter area if required by Regional Transportation Commission;
- Full off-sites to include paved legal access;
- Off-site design to address power poles and American with Disabilities Act access;
- Private street widths to be a minimum of 36 feet of drivable surface width and 28 feet of drivable surface width on private streets less than 150 feet in length, posting "No Parking" signs on both sides of the street and accessing no more than 6 lots;
- All driveways to be 20 feet in length;
- All applicable vacations to be recordable prior to building permit issuance and/or applicable map submittal and all applicable standard conditions for this application type.

#### Applicant's Justification

The applicant indicates Haleh Avenue has already been vacated and terminated in a previous approved project to the north. Dedicating Haleh Avenue for this project will result in a conflict with the design of previously approved plans. Therefore, the condition of a 30 foot right-of-way dedication for Haleh Avenue is not necessary.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0608-06	Reclassified 12.8 acres to R-2 zoning including portions of this site for an 80 lot single family subdivision	Approved by BCC	June 2006
ZC-2178-04	Reclassified 37.4 acres to R-2 zoning including portions of this site for a 257 lot single family subdivision	Approved by BCC	January 2004
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
ZC-19-0792	A request to reclassify 14.3 acres to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-19-0793	A vacation of easements and rights-of-way on 14.3 acres is a companion item on this agenda.
TM-19-500213	A tentative map on 14.3 acres for a single family residential development is a companion item on this agenda.
ZC-19-0788	A request to reclassify a 28.1 acre portion of the site (south of the Frias Avenue alignment) to an R-2 zone for a single family residential development is a related item on this agenda.
TM-19-500212	A tentative map on 28.1 acres (south of the Frias Avenue alignment) for a single family residential development is a related item on this agenda.
VS-19-0791	A vacation of easements and rights-of-way on 28.1 acres (south of the Frias Avenue alignment) is a related 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 removal of the condition to dedicate Haleh Avenue. Haleh Avenue has already been approved and built to terminate to the west of the subject site. Haleh Avenue would serve no public purpose on the subject parcels.

**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:**

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

- No comment.

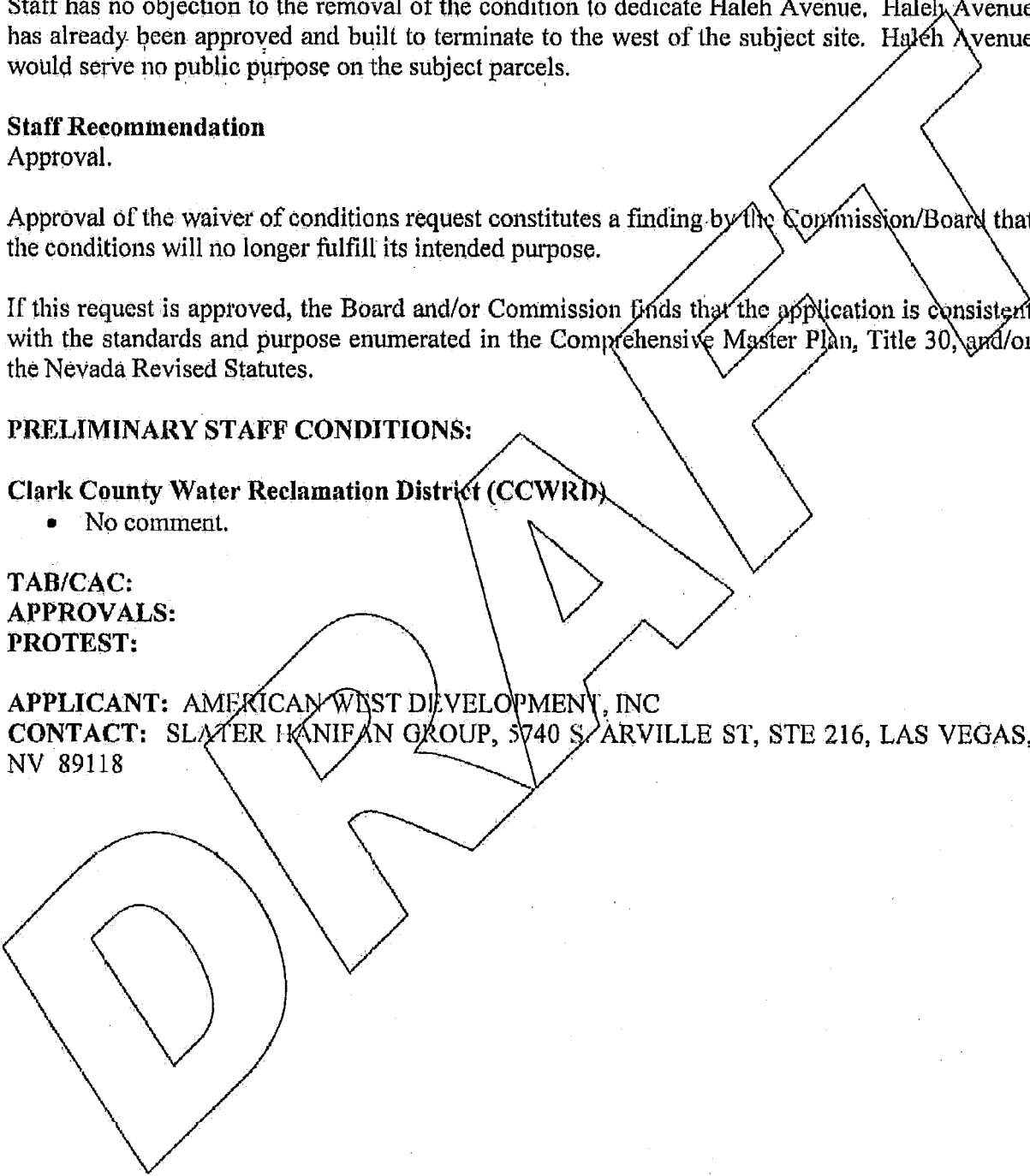
**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** AMERICAN WEST DEVELOPMENT, INC

**CONTACT:** SLATER HANIFAN GROUP, 5740 S. ARVILLE ST, STE 216, LAS VEGAS, NV 89118







# LAND USE APPLICATION 21A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

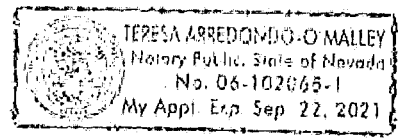
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>2C-04-2178</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>10.3.19</u> PLANNER ASSIGNED: <u>RR</u> ACCEPTED BY: _____ FEE: <u>\$650.00</u> CHECK #: <u>99660</u> COMMISSIONER: <u>JJ.</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WC.19.400134</u> TAB/CAC: <u>Enter price</u> TAB/CAC MTG DATE: <u>10/30/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/20/19 9:00am</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>Ext RS</u> NOTIFICATION RADIUS: <u>1,000</u> FT? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Gameday, LLC</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>	
	APPLICANT	NAME: <u>American West Development Inc</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesth</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S Arville Street, 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> REF CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-25-301-020 & 176-25-301-014  
 PROPERTY ADDRESS and/or CROSS STREETS: Lindell Road & Frias Avenue  
 PROJECT DESCRIPTION: Single Family Residential Development

(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]      Lawrence D. Canarelli  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON August 30, 2019 (DATE)  
 By Lawrence D. Canarelli  
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



\*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

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

<b>STAFF</b>	DATE FILED: _____ APP. NUMBER: _____
	PLANNER ASSIGNED: _____ TAB/CAC: _____
	ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____
<b>PROPERTY OWNER</b>	NAME: <u>CFT Lands, LLC</u>
	ADDRESS: <u>250 Pilot Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
<b>APPLICANT</b>	NAME: <u>American West Development Inc</u>
	ADDRESS: <u>250 Pilot Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
<b>CORRESPONDENT</b>	NAME: <u>Slater Hanifan Group a Westwood Team</u>
	ADDRESS: <u>5740 S Arville Street, Suite 216</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>

ASSESSOR'S PARCEL NUMBER(S): portion of 176-25-301-022, 176-25-301-012 & 176-25-301-013

PROPERTY ADDRESS and/or CROSS STREETS: Lindell Road & Frias Avenue

PROJECT DESCRIPTION: Single Family Residential Development

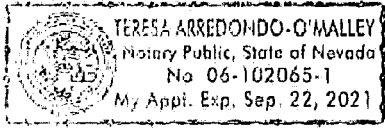
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

Property Owner (Signature)\* Lawrence D. Canarelli  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 30, 2019 (DATE)

By Lawrence D. Canarelli  
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



\*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

- TEXT AMENDMENT (TA)
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(ORIGINAL APPLICATION #)

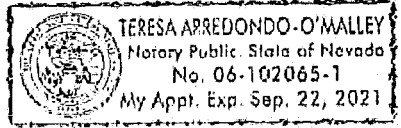
<b>STAFF</b>	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ 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>American West Development Inc</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
<b>APPLICANT</b>	NAME: <u>American West Development Inc</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S Arville Street, 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> REF CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 176-25-310-181  
 PROPERTY ADDRESS and/or CROSS STREETS: Lindell Road & Haleh Avenue  
 PROJECT DESCRIPTION: Single Family Residential Development

(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)\*      Jeffrey C. Canarelli Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON August 29, 2019 (DATE)  
 By Jeffrey L. Canarelli, President  
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



\*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.



September 23, 2019  
Current Planning Division  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

RE: **Highlands Ranch Unit 7 (74 lot Subdivision)  
Change Letter for a Waiver of Conditions  
SHG Project No. AWD1910-000**

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

The project site associated with the subject application is approximately 34.0± gross acres and covers APN 176-25-301-012, -013, -014, -020, -022 and 176-25-310-181. This development is located in a portion of Section 25, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 74 lots and 4 Common Lots with a gross density of 2.18 dwelling units per acre. The site currently has APN's zoned R-E and R-2.

### Waiver of Conditions

Though the original approved Carter Burgess project was never developed, several conditions per ZC-2178-04 were applied to the parcel. Most of these conditions are acceptable for the new development, however, the following condition is no longer appropriate for this development.

**Condition:** "Right of Way dedication of...30 feet for Haleh Avenue".

**Request:** Allow no dedication of a 30 foot Right of Way for Haleh Avenue.

**Justification:** The proposed project spans from Frias Avenue to Lindell Road, and expands north to the Highlands Ranch unit 23 (PW#16-23004) development. The proposed development will not dedicate Haleh Avenue through to Lindell Road because Haleh has already been vacated and terminated in a previous project. Dedicating Haleh for this project will result in a conflict with the design of previously approved plans. Therefore, the condition of a 30 foot Right of Way dedication for Haleh is not necessary.

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

OFF-SITES  
(TITLE 30)

FORD AVE /EL CAMINO RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-19-400135 (NZN-0044-17)-JONES FORD LINDELL, LLC:**

**WAIVERS OF CONDITIONS** of a nonconforming zone change for the following: 1) provide landscaping per Figure 30.64-11 along the south, west, and east property lines; and 2) off-site improvements for a proposed single family residential development on 7.5 acres in an R-E (Rural Estates Residential) (RNP-1) and R-2 (Medium Density Residential) Zone.

Generally located on the south side of Ford Avenue and the east and west sides of El Camino Road (alignment) within Enterprise. JJ/jor/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-14-801-045

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 7.5
- Number of Lots: 22
- Density (du/ac): 1.6 (R-E zoned lots)/3.6 (R-2 zoned lots)
- Minimum/Maximum Lot Size: 18,403/20,888 (net for R-E zoned lots) and 22,045/22,191 (gross for R-E zoned lots) and 7,140/12,555 (R-2 zoned lots)
- Project Type: Single family residential
- Number of Stories: 1
- Building Height: 21 feet, 7 inches
- Square Feet: 2,300 to 3,776 (maximum)

**Site Plan & History**

The subject property was approved per NZC-0044-17 for a single family residential development which included 29 lots. The Notice of Final Action for NZC-0044-17 conditioned the development to include the following but not limited to: a maximum of 19 lots, 1 story homes along El Camino Road, no 3 story homes, and landscaping along the south, west, and east property lines. Revised plans for NZC-0044-17 show a proposed 4 lot cul-de-sac west of El Camino Road, 3 lots east of El Camino Road facing east, and remaining lots facing an internal

private street. However, WC-19-400050 (NZN-0044-17) was approved to increase the lot count to 26 lots, and to record 2 final maps. DR-19-0282 was approved to redesign the lot layout, and the plan depicts the same 4 lot cul-de-sac west of El Camino Road; however, the remaining 5 acres east of El Camino Road (Lots 5 through lots 26) face towards 1 internal street with access from Bronco Street (alignment). The internal street is oriented in an east to west direction with the cul-de-sac bulb on the west end of the street.

Today, the applicant is proposing to redesign the lot layout, reduce the lot count from 26 lots to 22 lots, and change the design of the proposed residences from what was previously approved with DR-19-0282. The overall site is located on the south side of Ford Avenue, where approximately 2.5 acres of the western portion of the development is separated by El Camino Road and features a 4 lot cul-de-sac which is accessed off of El Camino Road. This portion of the development is zoned R-E and has a density of 1.6 dwelling units per acre. The remaining 5 acres east of El Camino Road are zoned R-2 and have a density of 3.6 dwelling units per acre. Per the submitted site plan lots 5 through lots 22 face towards 1 internal public street. The internal street is oriented in an east-west direction connecting El Camino Road to Bronco Street. The applicant is proposing single story homes to be incorporated throughout the entire site.

#### Landscaping

NZN-0044-17 conditioned the site to feature landscaping along the south, west, and east property lines. The applicant is proposing to add landscaping along Ford Avenue, El Camino Road, and Bronco Street. The landscape plan depicts a 6 foot wide landscape easement which includes 36 inch box trees and 5 gallon shrubs to be planted along Ford Avenue, the east side of El Camino Road, and the west side of Bronco Street. Landscaping is also located along the west side of El Camino Road and the north side of Ford Avenue adjacent to the 4 lot cul-de-sac (west half of the site). The applicant is requesting a waiver of conditions of NZN-0044-17 to eliminate the required landscaping along the south and west property lines since, these areas are a part of private rear yards of the proposed development.

#### Elevations

The submitted elevations depict the proposed homes with a minimum height of 18 feet to a maximum height of 21 feet, 7 inches depending on the design of the home. The exterior architectural features include stucco walls, stone veneer, shutters, concrete tile roofing, exterior trim, and a neutral color palette.

#### Floor Plans

The floor plans include 2 car garages, living room, dining room, bedrooms, a laundry room, and bathrooms.

#### Previous Conditions of Approval

Listed below are the approved conditions for NZN-0044-17:

#### Current Planning

- A resolution of intent to complete in 3 years;
- Design review as a public hearing for significant changes to the plans;

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Maximum of 19 lots;
- 1 story homes on El Camino Road;
- No 3 story homes;
- Provide landscaping per Figure 30.64-11 along the south, west, and east property lines;
- Provide a landscape maintenance easement or CC&R's for the maintenance of the perimeter landscape area;
- Record 1 final map for the entire project;
- Single story models in the cul-de-sac with the half acre lots;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must be completed within the time specified or it will expire.

#### Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 60 feet for El Camino Road, 30 feet for Ford Avenue, 30 feet for Bronco Street and associated spandrels;
- Street width to meet drivable surface standards.

#### Building/Fire Prevention

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

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

- Applicant is advised that the CCWRD has verified sewer capacity for this project in a prior Point of Connection (POC) request, POC Tracking #000516-2016; and that the public sewer in Ford Avenue will need to be kept as deep as possible.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The submitted justification letter states that the applicant's proposed development would like to be consistent with the existing neighborhood and continue the rural street improvements. Waiving the off-site improvement condition of approval per NZC-0044-17 will prevent an off-set jog improved street condition with multiple pavement transitions and allow for a cohesive and uniform streetscape. Landscaping is not provided along the south property line since the proposed homes are single story and the rear yards are part of the private home sites.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-19-0282	Redesigned the previously approved single family residential development (new lot count of 26 lots)	Approved by BCC	June 2019
WC-19-400050 (Nzc-0044-17)	Waived conditions of a nonconforming zone change related to lot count (new lot count of 26 lots) and final map (the waiver of conditions for 1 story homes on El Camino Road was denied)	Approved by BCC	June 2019
Nzc-0044-17	Reclassified 7.5 acres from R-E to R-2 zoning with a design review for a proposed single family residential development (maximum 19 lots)	Approved by BCC	February 2018
ZC-1026-05	Reclassified the subject site and the surrounding area from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
DR-19-0795	A design review for a single family residential development with increased finished grade is a companion item on this agenda.
TM-19-500214	A tentative map for a single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver of Conditions #1

Staff can support the waiver of condition to eliminate landscaping along the west property line since the applicant maintained the 4 lot cul-de-sac layout on the west half of the development, and maintained the R-E zoning lot standards. Staff can also support eliminating landscaping along the south property line since the applicant is now proposing single story homes throughout the entire development, and this is visually less intense than the previously approved 2 story



homes along the majority of the south property line. The landscape plan depicts adequate perimeter landscaping along Ford Avenue, both the east and west sides of El Camino Road, and along Bronco Street (alignment). Staff is in support of this request.

**Public Works – Development Review**

Waiver of Conditions #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 Conditions for full off-site improvements.

**Staff Recommendation**

Approval of waiver of conditions #1; denial of waiver of conditions #2.

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:**

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

If approved:

- No comment.

**Public Works - Development Review**

- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site permits will be required.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** JONES FORD LINDELL, LLC

**CONTACT:** MARIANNA HUNNICUTT, KIMLEY-HORN & ASSOCIATES, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119





# Kimley»Horn

September 29, 2019

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89101

JL  
WC-19-400135  
(NZC-0044-17)

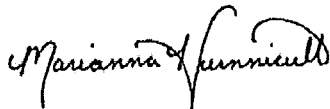
**RE: Ford & El Camino  
Waiver of Conditions Request  
APNs: 176-14-801-045**

Dear Jillee,

Jones Ford Lindell, LLC is respectfully submitting this justification letter for a Waiver of Condition to NZC-17-0044 to waive the requirement for full off-site improvements along Ford Ave., Bronco St., and El Camino Rd. in order to align with the conditions of approval for the adjacent property improvements to the north per off-site permit PW18-10346 (currently under construction). The proposed development resides in a rural district and the applicant is aware and respectful of the adjacent property owners' interests to maintain the rural aesthetic of the existing conditions. Ford Ave., Bronco St., and El Camino Rd. currently abut and connect with rural-improvements, and we are requesting to maintain consistency with existing development patterns. By waiving the condition to improve full off-sites adjacent to the RNP streets, this would allow the existing rural aesthetic to be maintained (matching the development to the north) and prevent an offset, "jogged," (aka "sawtooth") improved street condition with multiple pavement transitions and allow for a cohesive and uniform streetscape.

We look forward to working with Current Planning for a favorable recommendation for this project. Please do not hesitate to contact me at 702.862.3631 if you have any questions or require any additional information.

Sincerely,  
Kimley-Horn and Associates



Marianna Hunnicutt, P.E., ENV SP  
Owner/Developer Correspondent

CC: Dave Cornoyer, Lennar  
Jody Belsick, Kimley-Horn  
Mikal Kintner, Civil Designer

OFF-SITE IMPROVEMENTS & DRAINAGE STUDY  
(TITLE 30)

SCHIRLLS ST/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0790-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) drainage study; and 2) full off-site improvements (including curb, gutter, sidewalk, and partial paving) in conjunction with a minor subdivision on 32.1 acres in an R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone.

Generally located on the east side of Schirlls Street and the north side of Cactus Avenue within Enterprise. JJ/jt/jd (For possible action)

RELATED INFORMATION:

**APN:**

177-30-801-004; 177-30-801-026

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 32.1
- Number of Lots: 3
- Minimum/Maximum Lot Size (acres): 2.0/15.8
- Project Type: Minor subdivision

Request

This request is to waive the drainage study requirement and the requirement for off-site improvements on Schirlls Street, Cactus Avenue, Hinson Street, and Valley View Boulevard associated with a minor subdivision (MSM-19-600041).

Site Plan

The minor subdivision map indicates that the site will be divided into 3 parcels. Parcel 1 along the north side of the site is 15.4 acres and was approved for R-2 zoning with a 126 lot residential subdivision. This is the only portion of the site that the applicant intends to develop at this time. Parcel 2 is located on the east and south side of the sites and is 15.8 acres. Parcel 3 is located on

the southwest portion of the site and is 2 acres. Since the smallest parcel is less than 5 acres, minimum improvements such as a drainage study and off-site improvements are required with the minor subdivision map process.

Applicant's Justification

The applicant indicates that a drainage study (PW19-17826) was submitted for the northern portion of this site in conjunction with the land use approvals for the R-2 zoning and the 126 lot subdivision. The applicant intends to complete the drainage study in conjunction with the major subdivision for the portion of site covered by the R-2 zoning, rather than for the entire site, which is covered by the current minor subdivision map.

Regarding the off-site improvements, the applicant requests to only install minimum pavement requirements with the current minor subdivision map. The applicant indicates that full off-site improvements will be installed for the portion of the site in conjunction with the 126 lot subdivision; however, the other off-site improvements required around the remainder of the site will be installed with future development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0390	Reclassified 15.7 acres to R-2 zoning for a single family subdivision	Approved by BCC	August 2019
TM-19-500106	126 lots	Approved by BCC	August 2019
VS-19-0461	Vacated and abandoned right-of-way and easements	Approved by BCC	August 2019
PA-17-700005	Plan amendment to the Enterprise Land Use Plan on 35 acres from PF and RI districts to CG and RS districts with portions of the subject property within the RNP-I Overlay District	Approved by BCC	March 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities & Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped
South	Major Development Project (Southern Highlands), Residential Suburban (up to 8 du/ac), & Residential Low (up to 3.5 du/ac)	R-E & R-2	Single family residences & single family subdivisions
East	Commercial General, Commercial Neighborhood, & Residential Low (up to 3.5 du/ac)	R-E & R-E (RNP-I)	Single family residences & undeveloped
West	Commercial Neighborhood & Public Facilities	R-E, R-E (RNP-I), & C-2	Undeveloped & single family residences

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### 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.

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

##### Waiver of Development Standards #1

Staff can support the drainage study (PW19-17826) being deferred and completed with the future major subdivision application submittal.

##### Waiver of Development Standards #2

Staff can support the installation of minimum pavement with the understanding that full off-site improvements will be required with the future major subdivision application submittal.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Approval.

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

- Right-of-way dedication to include 30 feet for Hinson Street with a County approved turnaround, 30 feet for Schirlls Street, 50 to 55 feet to the back of curb for Cactus Avenue, 50 to 55 feet to the back of curb for Valley View Boulevard and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Full off-site improvements shall be required with future land use or subdivision applications;
- Drainage study shall be required with future land use or subdivision applications.

**Department of Aviation**

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

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that there is an active septic permit on APN 177-30-801-004; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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

- No comment.

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

**APPLICANT: KB HOME**

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



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

APPLICATION NUMBER/OWNER

**WS-19-0790/LEXILAND L L C & ROOHANI KHUSROW FAMILY TRUST**

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**

Staff cannot support the drainage study (PW19-17826) being deferred as it is important to ensure that any lots created by the minor subdivision map are not completely encumbered with drainage easements and therefore, undevelopable.

**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.

Denial of waivers of development standards #1 and #2.

Applied by: JaWaan Dodson

Date entered: 10/23/2019

**Preliminary Conditions**

If approved

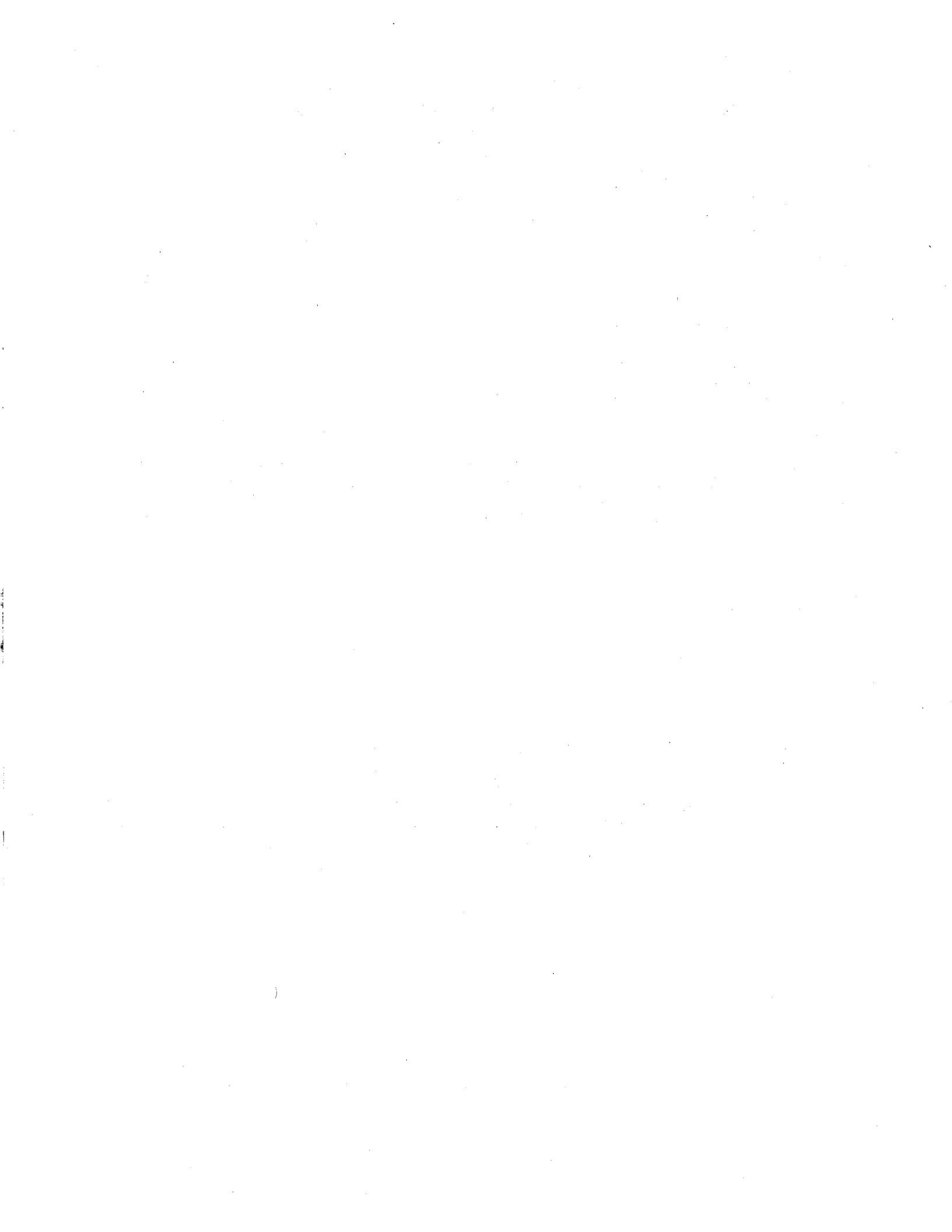
- Right-of-way dedication to include 30 feet for Hinson Street with a County approved turnaround, 30 feet for Schirlls Street, 50 to 55 feet to the back of curb for Cactus Avenue, 50 to 55 feet to the back of curb for Valley View Boulevard and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Full off-site improvements shall be required with future land use or subdivision applications;
- Drainage study shall be required with future land use or subdivision applications. /jd

Applied by: JaWaan Dodson

Date entered: 10/23/2019

**APN(s):**

177-30-801-004; 177-30-801-026





# LAND USE APPLICATION 23A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

<b>STAFF</b>	DATE FILED: <u>10/3/19</u>	APP. NUMBER: <u>WS-19-0790</u>
	PLANNER ASSIGNED: <u>JST</u>	TAB/CAC: <u>ENTERPRISE</u>
	ACCEPTED BY: <u>JST</u>	TAB/CAC MTG DATE: <u>10/30</u> TIME: <u>6pm</u>
	FEE: <u>\$475</u>	PC MEETING DATE: <u>X</u>
	CHECK #: <u>20355018 + 20355343</u>	BCC MEETING DATE: <u>11/20/19</u>
	COMMISSIONER: <u>JJ</u>	ZONE / AE / RNP: <u>R-E + R-Z</u>
	OVERLAY(S)? <u>N</u>	PLANNED LAND USE:
	PUBLIC HEARING? <input checked="" type="checkbox"/> (Y) <input type="checkbox"/> (N)	NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> (Y) <input type="checkbox"/> (N)
TRAILS? <input checked="" type="checkbox"/> (Y) <input type="checkbox"/> (N) PFNA? <input checked="" type="checkbox"/> (Y) <input type="checkbox"/> (N)	LETTER DUE DATE: <u>N/A</u>	
APPROVAL/DENIAL BY: <u>N/A</u>	COMMENCE/COMPLETE: <u>N/A</u>	

<b>PROPERTY OWNER</b>	NAME: <u>LEXILAND LLC &amp; KHUSROW ROOHANI</u>
	ADDRESS: <u>9500 HILLWOOD DRIVE # 201</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>KB HOME</u>
	ADDRESS: <u>5795 W. BADURA # 180</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702)266-8512</u> CELL: _____
	E-MAIL: <u>pchao@kbhome.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>THE WLB GROUP, INC.</u>
	ADDRESS: <u>3663 E. SUNSET # 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>khalpin@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-30-801-026 & 004

PROPERTY ADDRESS and/or CROSS STREETS: CACTUS & VALLEY VIEW

PROJECT DESCRIPTION: 126 LOT SINGLE FAMILY DEVELOPMENT off-site & Driveway 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.

Khusrow Roohani  
Property Owner (Signature)\*

Khusrow Roohani  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-18-19 (DATE)  
By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



\*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.

September 23, 2019

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

***RE: Justification Letter for  
Waiver of Development Standards  
for Cactus and Valley View***

Clark County Planning Staff,

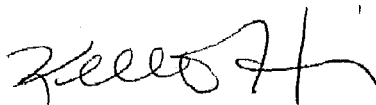
On behalf of KB Home, The WLB Group respectfully submits the attached Waiver of Development Standards for Assessor Parcels 177-30-801-026 and 177-30-801-004 totaling 15.7 acres. Current zoning of the property is Medium Density Residential (R-2). The proposed development will consist of 126 single family residential units for a density of 8.0 units/acre, conforming to an R-2 zoning.

**Waiver of Development Standards**

1. A request for a waiver of development standards for applications ZC-19-0390 and TM-19-500106 and Parcel Map Application MSM-19-600041. A waiver for the standard that a drainage study must be approved prior to Parcel Map technical review submittal. The drainage study was submitted as required per the Tentative Map (Drainage Study Number: PW19-17826. The waiver is requested in order to not delay the Parcel Map submittal and review. The drainage study has been submitted for this project, however, we would like to tie the drainage approval to the Final Map and Improvement Plan submittals, instead of the Parcel Map submittal.
2. A request for a waiver of development standards for applications ZC-19-0390 and TM-19-500106 to complete full off-sites for Schrills Street, Cactus Avenue, Hinson Street, and Valley View Boulevard. A waiver is requested to reduce improvements to minimum pavement requirements. Full off-sites are not required for mapping purposes but will be completed in the improvement plans for the site development. A waiver to allow minimum pavement requirements for the map and to defer off-sites until improvement plan submittal.

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 702-379-2658.

Respectfully,



Kellie Halpin  
Project Coordinator  
3663 E. Sunset Road, #204  
Las Vegas, NV 89120  
702-379-2658  
khalpin@wlbgroup.com



11/20/19 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

CACTUS AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-19-0788-CFT LANDS, LLC:**

**ZONE CHANGE** to reclassify a 5.2 acre portion of the development from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

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

**DESIGN REVIEW** for a single family residential development on a 28.1 acre portion of a 50.2 acre site.

Generally located on the north side of Cactus Avenue, 330 feet east of Jones Boulevard within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

**APN:**

176-25-301-022; 176-25-401-005; 176-25-401-006; 176-25-401-010; 176-25-401-011; 176-25-401-015 through 176-25-401-018; 176-25-401-022

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase principal structure height to 38 feet where a maximum of 35 feet is permitted per Table 30.40-2 (an 8.6% increase).
2. Increase wall height to a maximum of 6 feet 8 inches where a maximum of 6 feet is permitted per Section 30.64.020 (an 11% increase).
3. Reduce street intersection off-set to 101 feet where a minimum of 125 feet is required per Section 30.52.052 (a 2% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.2 (zone change acreage)/28.1 (developed acreage)/50.2 (overall acreage)
- Number of Lots: 174 residential lots/7 common lots
- Density (du/ac): 6.2 (developed acreage)
- Minimum/Maximum Lot Size: 3,300/10,529
- Project Type: Single family residential development

- Number of Stories: 2 and 3
- Building Height (feet): Up to 38
- Square Feet: 1,839/2,995

#### Site Plan

The plan depicts a single family residential development consisting of 174 residential lots and 7 common area lots on a total of 50.2 acres. The site is a mix of R-E, R-2, and RUD zoned parcels. The scope of this request is to develop a 28.1 acre portion of the site for a density of 6.2 dwelling units per acre. Three of the properties associated with this development consist of remnant portions of the parcel (Lot A) that are not being reclassified to an R-2 zone and will be developed at future phases. Access to the project is from Cactus Avenue to the south, and Frias Avenue to the north. Access within the proposed development is provided by 42 foot wide private streets with a 4 foot wide sidewalk located on 1 side of the street. There is an existing overhead power transmission line corridor with a 100 foot wide easement located along the western boundary of the proposed development.

#### Waivers of Development Standards

The perimeter wall and the internal walls between the individual lots are 6 feet 8 inches high, requiring the waiver of development standards. The other waivers of development standards associated with this site are for increased building height for the 3 story models and a reduction in street intersection off-set which occurs at 1 location along Cactus Avenue.

#### Landscaping

A 15 foot wide landscape area which includes a detached sidewalk is shown along Cactus Avenue. Internal to the development are additional street landscape buffers along corner side lots consisting of common lots and/or landscape easements.

#### Elevations

Plans were submitted for 7 different home models with 3 separate elevations for each home model. Of these different home models, 2 of the plans are for 2 story homes and 5 are for 3 story homes. All of the homes will have pitched roofs with concrete tile roofing material. The 2 story homes will have a maximum height of 26 feet and the 3 story homes are shown at 38 feet. The exterior of the homes will have a stucco finish painted in earth tone colors. Architectural enhancements include brick, stone veneer, various window fenestrations, pop-outs, and recesses to break-up the vertical and horizontal surfaces of the residences.

#### Floor Plans

The plans consist of 7 floor models that include 2 car garages and range in size from 1,839 square feet to 2,995 square feet.

#### Applicant's Justification

The applicant indicates the proposed community has been designed to complement the surrounding Highlands Ranch subdivisions. American West Development feels that the proposed project will blend nicely with the single family subdivisions to the north, south, and west of this site. The additional wall height requested provides additional privacy and safety for the future homeowners. The increase in building height is also a typical request that American



West Development has made which has been approved for its other subdivisions within Clark County. The applicant indicates that the reduction in street off-set will not have a negative impact on traffic and safety since there is ample room for queuing.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-19-400127 (ZC-1624-06)	Waived conditions on a zone change for right-of-way dedication on 25 acres including portions of this site	Approved/ Denied by BCC	November 2019
ZC-1624-06	Reclassified 25 acres including portions of this site to R-2 zoning for future development	Approved by BCC	January 2007
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (3 to 14 du/ac) & Residential Suburban (up to 8 du/ac)	R-E & RUD	Undeveloped
South	Major Development Project, Residential Suburban (up to 8 du/ac)	R-2	Single family residences
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
West	Residential Suburban (up to 8 du/ac) & Residential Medium (3 to 14 du/ac) & Commercial Neighborhood	R-E, R-2 & RUD	Undeveloped

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

**Related Applications**

Application Number	Request
VS-19-0791	A vacation of easements and rights-of-way on 28.1 acres (south of the Frias Avenue alignment) is a companion item on this agenda.
TM-19-500212	A tentative map on 28.1 acres for a single family residential development is a companion item on this agenda.
ZC-19-0792	A request to reclassify a portion of a 14.3 acre site (north of the Frias Avenue alignment) to an R-2 zone for a single family residential development is a related item on this agenda.
TM-19-500213	A tentative map on 14.3 acres (north of the Frias Avenue alignment) for a single family residential development is a related item on this agenda.
VS-19-0793	A vacation of easements and rights-of-way on 14.3 acres (north of the Frias Avenue alignment) is a related item on this agenda.

## Related Applications

Application Number	Request
WC-19-400134 (ZC-2178-04)	A waiver of conditions of a zone change on a portion of 14.3 acres (north of the Frias Avenue alignment) for right-of-way dedication is a related item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

###### Zone Change

This zone change request is conforming to the Enterprise Land Use Plan which designates this site as Residential Suburban for densities up to 8 dwelling units per acre. The proposed project will have a density of 6.2 dwelling units per acre. The single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Comprehensive Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can support this portion of the request since the zoning will be consistent and similar to developments in the area.

###### Waivers of Development Standards

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

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

The increase in building height request is less than a 10% deviation from the standard height and similar requests have been approved for other American West Developments within Clark County. However, for this particular development, a majority of the models do exceed the 35 foot height limitation. The existing residential development to the south and other existing developments in the area mainly consist of 2 story residences; therefore, staff finds that the builder should provide more model options since the buyer will only have 2 choices of the 2 story models and 5 choices of the 3 story models.

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

Staff can support the waiver to increase the wall height. The wall will not adversely impact the surrounding properties since the walls will provide additional privacy for future residents and similar requests have been approved for other residential developments. Therefore, staff does not object to this request.

### Design Review

The proposed use and layout of the property are consistent and compatible with existing and planned land uses on the abutting properties. Other than the lack of 2 story model options, the architectural design of the residential elevations, with varied architectural elements, and floor plans comply with Policy 4.7 of the land use plan which encourages, in part, exterior building walls to be articulated facades and provide for visual interest; therefore, staff supports the design review.

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

#### Waiver of Development Standards #3

Staff cannot support the reduction in the street intersection off-set because it is a self-imposed hardship that can be eliminated with a redesign of the site.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval of the zone change, waivers of development standards #1 and #2, and the design review; denial of waiver of development standards #3.

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;
- Builder to provide a minimum of three, 2 story options within the development;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 4 years of approval date or they will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue and 60 feet for Frias Avenue;
- Applicant shall apply for a vacation of the Frias Avenue cul-de-sac bulb at the same time land use applications for that portion of the project are submitted;
- Applicant shall be responsible for reconstruction of all of the off-site improvements at the Frias Avenue cul-de-sac bulb when the portion of Frias Avenue east of the bulb is connected to the portion west of the bulb.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, or a vacation to the back of curb, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **Department of Aviation**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0577-2019 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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



# 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 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>10-3-19</u> APP. NUMBER: <u>ZC 19-0788</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> ACCEPTED BY: _____ TAB/CAC MTG DATE: <u>10/30/19</u> TIME: <u>2:00pm</u> FEE: <u>\$2,200.00</u> PC MEETING DATE: _____ CHECK #: <u>98433</u> BCC MEETING DATE: <u>11/20/19 9:00am</u> COMMISSIONER: <u>JJ.</u> ZONE / AE / RNP: <u>RE to R-2</u> OVERLAY(S)? <u>-</u> PLANNED LAND USE: <u>Ent RS</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N NOTIFICATION RADIUS: <u>1,000 FT</u> SIGN? <input checked="" type="checkbox"/> N TRAILS? <u>Y/N</u> PFNA? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>CFT, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.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@americanwestho</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>shgprocessing@shg-inc.c</u> ACA CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): Portion of 176-25-301-022

PROPERTY ADDRESS and/or CROSS STREETS: West Frias Avenue / Lindell Road

PROJECT DESCRIPTION: Single Family Residential Subdivision

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

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

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-21-19 (DATE)  
 By Lawrence D. Canarelli

NOTARY PUBLIC: Dixie E. Becker



\*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

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	<b>PROPERTY OWNER</b>	NAME: <u>HLI, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.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@americanwestho</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>shgprocessing@shg-inc.c</u> ACA CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 176-25-401-006, 011, ~~012~~, 017, 018, & 022, 015, 010

PROPERTY ADDRESS and/or CROSS STREETS: West Cactus Avenue / South Duneville Street

PROJECT DESCRIPTION: Single Family Residential Subdivision

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

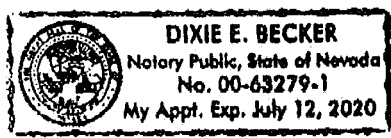
  
 Property Owner (Signature)\*

Lawrence D. Canarelli  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6-21-19 (DATE)

By Lawrence D. Canarelli  
 NOTARY PUBLIC: Dixie E. Becker



\*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

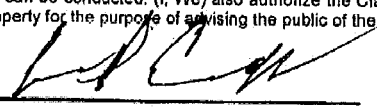
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT 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 #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<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>Mountain West Associates, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.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@americanwestho</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>shgprocessing@shg-inc.c</u> ACA CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 176-25-401-016

PROPERTY ADDRESS and/or CROSS STREETS: West Cactus Avenue / Jones Blvd


PROJECT DESCRIPTION: Single Family Residential Subdivision

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

  
 Lawrence D. Canarelli  
 Property Owner (Print)

Property Owner (Signature)\* \_\_\_\_\_  
 STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6-21-19 (DATE)  
 By Lawrence D. Canarelli  
 NOTARY PUBLIC: Dixie E. Becker



**DIXIE E. BECKER**  
 Notary Public, State of Nevada  
 No. 00-63279-1  
 My Appt. Exp. July 12, 2020

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







September 30, 2019

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

CIVIL  
ENGINEERING

**RE: Highlands Ranch Unit 27 (174 lot Subdivision)  
Justification Letter for a Zone Change, Waiver of Standards & Design Review  
SHG Project No. AWD1904-000**

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this description change letter to the Waiver of Development Standards and Design Review exhibits.

The project site associated with the subject application is approximately 50.24± gross acres overall with 28.05 gross developed acres, covering APN 176-25-301-022, 176-25-401-005, 006, -010, -011, -015, -016, -017, -018 and -022. This development is located in a portion of Section 25, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 174 lots, 7 common lots and 1 large lot with a gross density of 6.20 dwelling units per developed acre.

The Highlands Ranch Unit 27 development will be developed as a 28.05± acre development, while the remaining area will be mapped as one large lot designated for future development. The development site currently has APN's zoned R-E and R-2. The 5.22± acres of APN 176-25-301-022 are being requested to be zoned R-2 while the remaining areas are already zoned R-2

In this development, American West will offer 7 different house plans with 3 separate elevations per plan. Of these 7 house plans, two plans are 2-stories tall while the remaining plans are 3-stories tall. House sizes ranges from 1,839 s.f. to 2,995 s.f., with the target buyer being young families and second home buyers.

The proposed community has been designed to complement the surrounding Highlands Ranch subdivisions. AWD feels that the proposed project will blend nicely with the single-family subdivisions to the north, west and south of this site.

### **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 30.64.020 – Fences and Walls**

- Waiver: 6-foot Walls.
- Request: Allow 6-foot 8-inch rear screen wall between lots and along the perimeter of the development.
- Justification: This is a standard waiver that American West Development requests with all of their subdivisions to provide additional privacy to the potential home buyers throughout the development.

**2. Section 30.40-2 – Suburban and Compact Single-Family Residential Districts**

Waiver: Principal Structure Height – 35 Feet

Request: Allow 38-foot Height

Justification: This additional height will allow American West Development to provide a 9-foot ceiling height in all levels of their 3-story product. Similar to the over-height wall request, this is a standard waiver that American West Development requests for their subdivisions. This request is less than a 10% increase in height and will allow them to provide more options for potential buyers with additional products.

**3. Section 30.52.052C. – Street Configuration in Residential Subdivisions**

Waiver: 125- feet offset measured from right-of-way to right-of-way.

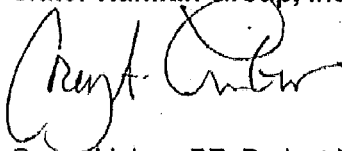
Request: 101.0-feet offset at Cactus Avenue and Becklow Gardens Avenue

Justification: This request is to allow the offset to be reduced to approximately 101.0-feet from the existing Cactus Avenue to proposed Becklow Gardens Avenue. Cactus Avenue is a 60-foot wide public right-of-way while Becklow Gardens Avenue is a 42-foot private street (38 feet back of curb to back of curb) inside the proposed development. The land use and lot size are in conformance with the development code and the adjacent properties; therefore, this request seems reasonable.

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



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

# 24A

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b>	DATE FILED: <u>10-3-19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$2,200.00</u> CHECK #: <u>98433</u> COMMISSIONER: <u>JJ.</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <u>Y/N</u> PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC 19-0788</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>10/30/19</u> TIME: <u>9:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/20/19 9:00am</u> ZONE / AE / RNP: <u>RF to R-2</u> PLANNED LAND USE: <u>Ent RS</u> NOTIFICATION RADIUS: <u>1,000 FT</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>CFT, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.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@americanwestho</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>shgprocessing@shg-inc.c</u> ACA CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): Portion of 176-25-301-022  
 PROPERTY ADDRESS and/or CROSS STREETS: West Frias Avenue / Lindell Road  
 PROJECT DESCRIPTION: Single Family Residential Subdivision

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

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

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-21-19 (DATE)  
 By Lawrence D. Canarelli  
 NOTARY PUBLIC: Dixie E. Becker



\*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

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	<b>PROPERTY OWNER</b>	NAME: <u>HLI, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.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@americanwestho</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>shgprocessing@shg-inc.c</u> ACA CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 176-25-401-006, 011, ~~012~~, 017, 018, & 022, 015, 010

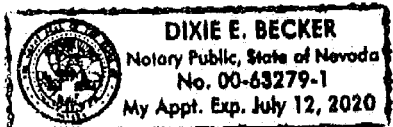
PROPERTY ADDRESS and/or CROSS STREETS: West Cactus Avenue / South Duneville Street

PROJECT DESCRIPTION: Single Family Residential Subdivision

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

Lawrence D. Canarelli  
 Property Owner (Signature)\*  
 Lawrence D. Canarelli  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 6-21-19 (DATE)  
 By Lawrence D. Canarelli  
 NOTARY PUBLIC: Dixie E. Becker



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	<b>PROPERTY OWNER</b>	NAME: <u>Mountain West Associates, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.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@americanwestho</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>shgprocessing@shg-inc.c</u> ACA CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 176-25-401-016

PROPERTY ADDRESS and/or CROSS STREETS: West Cactus Avenue / Jones Blvd

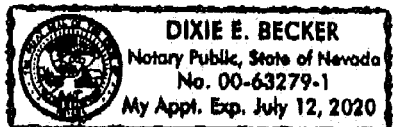
PROJECT DESCRIPTION: Single Family Residential Subdivision

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6-21-19 (DATE)  
 By Lawrence D. Canarelli  
 NOTARY PUBLIC: Dixie E. Becker



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# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

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- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
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- 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 #)

<b>STAFF</b>	DATE FILED: _____ APP. NUMBER: _____
	PLANNER ASSIGNED: _____ TAB/CAC: _____
	ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____
<b>PROPERTY OWNER</b>	NAME: <u>Gameday, LLC</u>
	ADDRESS: <u>250 Pilot Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
<b>APPLICANT</b>	NAME: <u>American West Development Inc</u>
	ADDRESS: <u>250 Pilot Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
<b>CORRESPONDENT</b>	NAME: <u>Slater Hanifan Group a Westwood Team</u>
	ADDRESS: <u>5740 S Arville Street, Suite 216</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>

ASSESSOR'S PARCEL NUMBER(S): 176-25-401-005

PROPERTY ADDRESS and/or CROSS STREETS: Cactus Avenue / Dunville Street

PROJECT DESCRIPTION: Single Family Residential Development

(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.

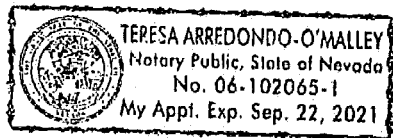
[Signature]  
Property Owner (Signature)\*

Lawrence D. Canarelli  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

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

NOTARY PUBLIC: Teresa Arredondo-O'Malley



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September 30, 2019

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

## CIVIL ENGINEERING

**RE: Highlands Ranch Unit 27 (174 lot Subdivision)  
Justification Letter for a Zone Change, Waiver of Standards & Design Review  
SHG Project No. AWD1904-000**

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this description change letter to the Waiver of Development Standards and Design Review exhibits.

The project site associated with the subject application is approximately 50.24± gross acres overall with 28.05 gross developed acres, covering APN 176-25-301-022, 176-25-401-005, 006, -010, -011, -015, -016, -017, -018 and -022. This development is located in a portion of Section 25, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 174 lots, 7 common lots and 1 large lot with a gross density of 6.20 dwelling units per developed acre.

The Highlands Ranch Unit 27 development will be developed as a 28.05± acre development, while the remaining area will be mapped as one large lot designated for future development. The development site currently has APN's zoned R-E and R-2. The 5.22± acres of APN 176-25-301-022 are being requested to be zoned R-2 while the remaining areas are already zoned R-2

In this development, American West will offer 7 different house plans with 3 separate elevations per plan. Of these 7 house plans, two plans are 2-stories tall while the remaining plans are 3-stories tall. House sizes ranges from 1,839 s.f. to 2,995 s.f., with the target buyer being young families and second home buyers.

The proposed community has been designed to complement the surrounding Highlands Ranch subdivisions. AWD feels that the proposed project will blend nicely with the single-family subdivisions to the north, west and south of this site.

### 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 30.64.020 – Fences and Walls**

Waiver: 6-foot Walls.

Request: Allow 6-foot 8-inch rear screen wall between lots and along the perimeter of the development.

Justification: This is a standard waiver that American West Development requests with all of their subdivisions to provide additional privacy to the potential home buyers throughout the development.

**2. Section 30.40-2 – Suburban and Compact Single-Family Residential Districts**

Waiver: Principal Structure Height – 35 Feet

Request: Allow 38-foot Height

Justification: This additional height will allow American West Development to provide a 9-foot ceiling height in all levels of their 3-story product. Similar to the over-height wall request, this is a standard waiver that American West Development requests for their subdivisions. This request is less than a 10% increase in height and will allow them to provide more options for potential buyers with additional products.

**3. Section 30.52.052C. – Street Configuration in Residential Subdivisions**

Waiver: 125- feet offset measured from right-of-way to right-of-way.

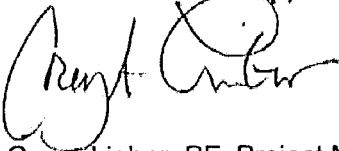
Request: 101.0-feet offset at Cactus Avenue and Becklow Gardens Avenue

Justification: This request is to allow the offset to be reduced to approximately 101.0-feet from the existing Cactus Avenue to proposed Becklow Gardens Avenue. Cactus Avenue is a 60-foot wide public right-of-way while Becklow Gardens Avenue is a 42-foot private street (38 feet back of curb to back of curb) inside the proposed development. The land use and lot size are in conformance with the development code and the adjacent properties; therefore, this request seems reasonable.

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



11/20/19 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

FRIAS AVE/LINDELL RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-19-0792-CFT LANDS, LLC:**

**ZONE CHANGE** to reclassify a 2.9 acre portion of the development from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

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

**DESIGN REVIEW** for a single family residential development on a 14.3 acre portion of a 34.0 acre site.

Generally located on the north side of Frias Avenue and the west side of Lindell Road within Enterprise (description on file). JJ/rk/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-25-301-012 through 176-25-301-014; 176-25-301-020; 176-25-301-022; 176-25-310-181

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase principal structure height to 38 feet where a maximum of 35 feet is permitted per Table 30.40-2 (an 8.6% increase).
2. Increase wall height to a maximum of 6 feet 8 inches where a maximum of 6 feet is permitted per Section 30.64.020 (an 11% increase).
3. Reduce street intersection off-set to 101 feet where a minimum of 125 feet is required per Section 30.52.052 (a 2% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.9 (zone change acreage)/14.3 (developed acreage)/34 (overall acreage)
- Number of Lots: 74 residential lots/4 common lots
- Density (du/ac): 5.2 (developed acreage)
- Minimum/Maximum Lot Size (square feet): 3,330/8,407
- Project Type: Single family residential development

- Number of Stories: 2 and 3
- Building Height (feet): Up to 38
- Square Feet: 1,839/2,995

#### Site Plan

The plan depicts a single family residential development consisting of 74 residential lots and 4 common area lots on a total of 34 acres. The site is a mix of R-E and R-2 zoned parcels. The scope of this request is to develop a 14.3 acre portion of the site for a density of 5.2 dwelling units per acre. Two of the properties associated with this development consist of remnant portions of the parcel (Lot A and Lot B) that are not being reclassified to an R-2 zone and will be developed at future phases. Access to the project is from Frias Avenue to the south, and Dreaming Tree Street to the north. Dreaming Tree Street is a public road within American West (Highlands Ranch Unit 23) subdivision that has recently been built. Access within the proposed development is provided by 42 foot wide private streets with a 4 foot wide sidewalk located on 1 side of the street. There is an existing overhead power transmission line corridor with a 100 foot wide easement located along the northwestern boundary of the proposed development.

#### Waivers of Development Standards

The perimeter wall and the internal walls between the individual lots are 6 feet 8 inches high, requiring the waiver of development standards. The other waivers of development standards associated with this site are for increased building height for the 3 story models and a reduction in street intersection off-set which occurs at one location along Frias Avenue.

#### Landscaping

A 15 foot wide landscape area which includes a detached sidewalk is shown along Lindell Road. Internal to the development are additional street landscape buffers along corner side lots consisting of common lots and/or landscape easements.

#### Elevations

Plans were submitted for 7 different home models with 3 separate elevations for each home model. Of these different home models, 2 of the plans are for 2 story homes and 5 are for 3 story homes. All of the homes will have pitched roofs with concrete tile roofing material. The 2 story homes will have a maximum height of 26 feet and the 3 story homes are shown at 38 feet. The exterior of the homes will have a stucco finish painted in earth tone colors. Architectural enhancements include brick, stone veneer, various window fenestrations, pop-outs, and recesses to break-up the vertical and horizontal surfaces of the residences.

#### Floor Plans

The plans consist of 7 floor models that include 2 car garages and range in size from 1,839 square feet to 2,995 square feet.

#### Applicant's Justification

The applicant indicates the proposed community has been designed to complement the surrounding Highlands Ranch subdivisions. American West Development feels that the proposed project will blend nicely with the single family subdivisions to the north, south, and west of this site. The additional wall height requested provides additional privacy and safety for

the future homeowners. The increase in building height is also a typical request that American West Development has made which has been approved for its other subdivisions within Clark County. The applicant indicates that the reduction in street off-set will not have a negative impact on traffic and safety.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0608-06	Reclassified 12.8 acres to R-2 zoning including portions of this site for an 80 lot single family subdivision	Approved by BCC	June 2006
ZC-2178-04	Reclassified 37.4 acres to R-2 zoning including portions of this site for a 257 lot single family subdivision	Approved by BCC	January 2004
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
TM-19-500213	A tentative map on 14.3 acres for a single family residential development is a companion item on this agenda.
VS-19-0793	A vacation of easements and rights-of-way on 14.3 acres is a companion item on this agenda.
WC-19-400134 (ZC-2178-04)	A waiver of conditions of a zone change on 14.3 acres for right-of-way dedication is a companion item on this agenda.
ZC-19-0788	A request to reclassify a 28.1 acre portion of the site (south of the Frias Avenue alignment) to an R-2 zone for a single family residential development is a related item on this agenda.
TM-19-500212	A tentative map on 28.1 acres (south of the Frias Avenue alignment) for a single family residential development is a related item on this agenda.
VS-19-0791	A vacation of easements and rights-of-way on 28.1 acres (south of the Frias Avenue alignment) is a related item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Zone Change

This zone change request is conforming to the Enterprise Land Use Plan which designates this site as Residential Suburban for densities up to 8 dwelling units per acre. The proposed project will have a density of 5.2 dwelling units per acre. The single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Comprehensive Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can support this portion of the request since the zoning will be consistent and similar to developments in the area.

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

The increase in building height request is less than a 10% deviation from the standard height and similar requests have been approved for other American West Developments within Clark County. However, for this particular development, a majority of the models do exceed the 35 foot height limitation. The existing residential development to the south and other existing developments in the area mainly consist of 2 story residences; therefore, staff finds that the builder should provide more model options since the buyer will only have 2 choices of the 2 story models and 5 choices of the 3 story models.

##### Waiver of Development Standards #2

Staff can support the waiver to increase the wall height. The wall will not adversely impact the surrounding properties since the walls will provide additional privacy for future residents and similar requests have been approved for other residential developments. Therefore, staff does not object to this request.

##### Design Review

The proposed use and layout of the property are consistent and compatible with existing and planned land uses on the abutting properties. Other than the lack of 2 story model options, the architectural design of the residential elevations, with varied architectural elements, and floor plans comply with Policy 4.7 of the land use plan which encourages, in part, exterior building walls to be articulated facades and provide for visual interest; therefore, staff supports the design review.

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

#### **Waiver of Development Standards #3**

Staff finds that the reduced intersection off-set is a self-imposed hardship that can be resolved with a redesign of the site.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval of the zone change, waivers of development standards #1 and #2, and the design review; denial of waiver of development standards #3.

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;
- Builder to provide a minimum of three, 2 story options within the development;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 4 years of approval date or they will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Frias Avenue and the associated spandrel;
- Applicant shall ensure that the vacation of the Frias Avenue cul-de-sac bulb is recorded with the final map;
- Applicant shall be responsible for the reconstruction of Frias Avenue as a 60 foot wide through street by removing all asphalt, curb, gutter, and sidewalk from the existing cul-de-sac and reconstructing the improvements in the correct location.

- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Department of Aviation**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0578-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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



# LAND USE APPLICATION 25A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

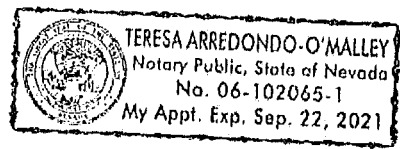
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER 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 #)	<b>STAFF</b>	DATE FILED: <u>10.3.19</u> PLANNER ASSIGNED: <u>RL</u> ACCEPTED BY: _____ FEE: <u>\$ 2200.00</u> CHECK #: <u>99579/99581/99580</u> COMMISSIONER: <u>J.J.</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y/ <input checked="" type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC 19-0792</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>10/30/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/20/19 9:00am</u> ZONE / AE / RNP: <u>R-E to R-2</u> PLANNED LAND USE: <u>Ent RS</u> NOTIFICATION RADIUS: <u>1,000</u> SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Gameday, LLC</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>	
	<b>APPLICANT</b>	NAME: <u>American West Development Inc</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesth</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S Arville Street, 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> REF CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-25-301-020 & 176-25-301-014  
 PROPERTY ADDRESS and/or CROSS STREETS: Lindell Road & Frias Avenue  
 PROJECT DESCRIPTION: Single Family Residential Development

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

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

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON August 30, 2019 (DATE)  
 By Lawrence D. Canarelli  
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



\*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 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>CFT Lands, LLC</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>	
	<b>APPLICANT</b>	NAME: <u>American West Development Inc</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S Arville Street, 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> REF CONTACT ID #: <u>132024</u>		

ASSESSOR'S PARCEL NUMBER(S): portion of 176-25-301-022, 176-25-301-012 & 176-25-301-013  
 PROPERTY ADDRESS and/or CROSS STREETS: Lindell Road & Frias Avenue  
 PROJECT DESCRIPTION: Single Family Residential Development

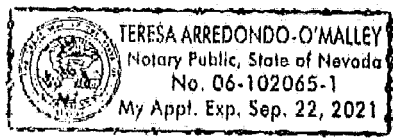
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 30, 2019 (DATE)  
 By Lawrence D. Canarelli  
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



\*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

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (N2C)
- USE PERMIT (UC)
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  - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - (ORIGINAL APPLICATION #)
- 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: _____
<b>PROPERTY OWNER</b>	NAME: <u>American West Development Inc</u>
	ADDRESS: <u>250 Pilot Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702 736-6434</u> CELL: _____
<b>APPLICANT</b>	E-MAIL: <u>ksaffle@americanwesthomes.com</u>
	NAME: <u>American West Development Inc</u>
	ADDRESS: <u>250 Pilot Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
<b>CORRESPONDENT</b>	TELEPHONE: <u>702 736-6434</u> CELL: _____
	E-MAIL: <u>ksaffle@americanwesthomes.com</u> REF CONTACT ID #: _____
	NAME: <u>Slater Hanifan Group a Westwood Team</u>
	ADDRESS: <u>5740 S Arville Street, 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> REF CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 176-25-310-181

PROPERTY ADDRESS and/or CROSS STREETS: Lindell Road & Haleh Avenue

PROJECT DESCRIPTION: Single Family Residential Development

(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.

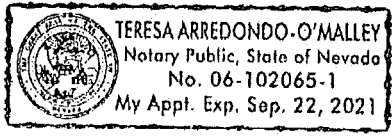
[Signature] Property Owner (Signature)\*      Jeffrey C. Canarelli Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 29, 2019 (DATE)

By Jeffrey L. Canarelli, President

NOTARY PUBLIC: Teresa Arredondo O'Malley



\*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.



September 30, 2019

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

**RE: Highlands Ranch Unit 7 (74 lot Subdivision)  
Justification Letter for a Zone Change, Waiver of Standards & Design Review  
SHG Project No. AWD1910-000**

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this description change letter to the Waiver of Development Standards and Design Review exhibits.

The project site associated with the subject application is approximately 34.0± gross acres with 14.3± developed acres and covers APN 176-25-301-012, -013, -014, -020, -022 and 176-25-310-181. This development is located in a portion of Section 25, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 74 lots and 4 Common Lots with a gross developed density of 5.17 dwelling units per acre.

The Highlands Ranch Unit 7 development will be developed as a 14.3± acre development, while the remaining area will be mapped as large lots for future development. The development site currently has APN's zoned R-E and R-2 with 2.86± acres of APN 176-25-301-022 are being requested to be zoned R-2 and will yield a density of 5.17 dwelling units per acres while the remaining area are already zoned as R-2.

In this development, American West will offer 7 different house plans with 3 separate elevations per plan. Of these 7 house plans, two plans are 2-stories tall while the remaining plans are 3-stories tall. House sizes ranges from 1,839 s.f. to 2,995 s.f., with the target buyer being young families and second home buyers.

The proposed community will tie into AWD's Highlands Ranch Unit 23 (PW #16-23004) development to the north which will prevent an over-length cul-de-sac for Beckenham Hills Street and allow a second point of entry for the proposed development.

The proposed community has been designed to complement the surrounding Highlands Ranch subdivisions. AWD feels that the proposed project will blend nicely with the single-family subdivisions to the north, west and south of this site.

**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 30.64.020 – Fences and Walls**

Waiver: 6-foot Walls.

Request: Allow 6-foot 8-inch rear screen wall between lots and along the perimeter of the development.

Justification: This is a standard waiver that American West Development requests with all of their subdivisions to provide additional privacy to the potential home buyers throughout the development.

**2. Section 30.40-2 – Suburban and Compact Single-Family Residential Districts**

Waiver: Principal Structure Height – 35 Feet

Request: Allow 38-foot Height

Justification: This additional height will allow American West Development to provide a 9-foot ceiling height in all levels of their 3-story product. Similar to the over-height wall request, this is a standard waiver that American West Development requests for their subdivisions. This request is less than a 10% increase in height and will allow them to provide more options for potential buyers with additional products.

**3. Section 30.52.052C. – Street Configuration in Residential Subdivisions**

Waiver: 125- foot offset measured from right-of-way to right-of-way.

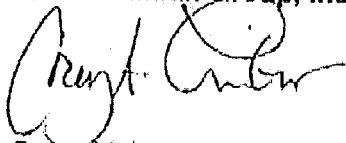
Request: 101.5-foot offset at Frias Avenue and Erindale Terrace Avenue

Justification: This request is to allow the offset to be reduced to approximately 101.5-foot from the existing Frias Avenue to proposed Erindale Terrace Avenue. Frias Avenue is a 60-foot wide public right-of-way while Erindale Terrace Avenue is a 42-foot private street (38 feet back of curb to back of curb) inside the proposed development. The land use and lot size are in conformance with the development code and the adjacent properties; therefore this request seems reasonable.

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

